



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

11 Pym Court, Bewick Avenue
Topsham, EX3 0FR

GUIDE PRICE
£250,000
TENURE Leasehold



**Stunning Ground Floor Retirement Apartment For The Over 70's
Forming Part Of A Modern McCarthy & Stone Complex With Wonderful
Facilities And Located In The Sought After Location Of Topsham**

Ground Floor Retirement Apartment * Stylish Kitchen With Integrated Appliances * Living Room * Generous Size Double Bedroom With Walk-In Wardrobe * Shower Room With Walk-In Shower * Stunning Homeowners Lounge * Bistro Serving Main Meals Daily
Wellness Suite * Tailored Care & Support Services – 1hour Domestic Support Per Week
Included Within Service Charge

11 Pym Court, Bewick Avenue, Topsham, EX8 0FR

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: A security intercom system provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with washer/dryer, light shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to:

LIVING ROOM: A bright and spacious living room with a double glazed door with matching side panel opening onto a small patio area. A feature glazed panelled door leads to:

KITCHEN: Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting work tops with matching upstands and incorporating an inset sink/drainage unit. Comprehensive range of integrated appliances: four ring hob with a contemporary glass splash panel and stainless steel extractor hood over, waist level oven and fridge & freezer.

DOUBLE BEDROOM: A lovely size double bedroom benefiting from a walk-in wardrobe with hanging and shelving space, emergency pull cord.

SHOWER ROOM/WC: Modern facility with white sanitary ware comprising; easy access walk-in shower, a back to the wall WC with concealed cistern, vanity wash basin with cupboard unit below and work surface over, mirror with integral light above, ladder radiator, ceiling spotlighting, emergency pull cord and extensively tiled walls and floor.

ADDITIONAL INFORMATION & SERVICE: Ultrafast Full Fibre Broadband available (paid until December 2026).

SERVICE CHARGE: What your service charge pays for:
Estate Manager who ensure the development runs smoothly/CQC Registered care staff on-site 24/7 for your peace of mind/1 hour cleaning/domestic assistance per week, per apartment/24hr emergency call system/Monitored fire alarms and door camera entry security systems/Maintaining lifts/Heating and lighting in communal areas/The running costs of the onsite restaurant/Cleaning of communal areas daily/Cleaning of windows/Maintenance of the landscaped gardens and grounds/Repairs & maintenance to the interior communal areas/Contingency fund including internal and external redecoration of communal areas/Buildings insurance, water and sewerage rates/The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges from the Estate Manager.

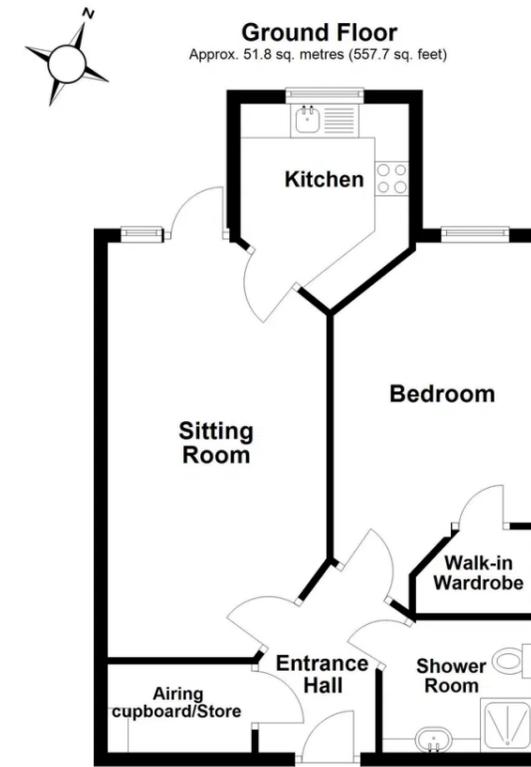
SERVICE CHARGE: £10,973.15 per annum (for financial year ending 28/02/2027).

LEASE INFORMATION: 999 years from 1st January 2022.

GROUND RENT: £435 per annum – ground rent review date: January 2037.

Ask about FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

FLOOR PLAN:



Total area: approx. 51.8 sq. metres (557.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

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