



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	88
(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	

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22 Admirals Court, Rolle Road,
Exmouth, EX8 2BH

GUIDE PRICE
£123,000
TENURE Leasehold



A Larger Than Average, Well-Presented First Floor Retirement Apartment Located In A Sought After Development Close To Town Centre And Sea Front

Reception Hall * Good Size Lounge/Dining Room With Juliet Style Balcony
Fitted Kitchen * Good Size Bedroom With Built-In Wardrobes * Views Towards
The Estuary * Excellent Communal Facilities Including House Manager
Coupled With Careline Support * Parking Area * Viewing Recommended

22 Admirals Court, Rolle Road, Exmouth, EX8 2BH

Admirals Court was constructed by McCarthy and Stone and comprises 39 properties arranged over three floors, each served by a lift and stairs. The house manager can be contacted from various points within each property in case of an emergency. For periods when the house manager is off duty there is a 24 hour emergency careline response system. It is a condition of the purchase that residents be over 60 years of age and in the event of a couple, one must be over 60 and the other over 55.

THE ACCOMMODATION COMPRISES: Secure communal entrance with door telecom system gaining access to communal hall areas with stairs and lift to all levels. Apartment 22 is located on the first floor. Private front door with spyhole to:

RECEPTION HALL: With coved ceiling; night storage heater in feature cover; good size storage cupboard; cupboard housing electric consumer unit and electric meters; door entry intercom system.

LOUNGE/DINING ROOM: 20' x 14' (6.1m x 4.27m) narrowing to 8'5" (2.57m) A most spacious room with UPVC double glazed window and 'Juliet' style balcony gaining views across the town to the estuary and coastline in the distance; attractive fireplace; television point; night storage heater in feature cover; coved ceiling; emergency care line cord; telephone point; glazed panelled double doors to:

KITCHEN: 8' 9" x 7' 8" (2.67m x 2.34m) A good size kitchen with double glazed window. Comprising stainless steel sink unit set in patterned work surface with range of cupboards, drawer units and space for dishwasher beneath work tops; inset four ring electric hob with extractor hood over; built in oven with cupboards above and below; range of matching cupboards at eye level; tiled surrounds; coved ceiling; electric heater; emergency care line cord.

BEDROOM ONE: 17' 7" x 8' 10" (5.36m x 2.69m) excluding doorway recess of 6' 6" x 3' (1.98m x 0.91m) A spacious bedroom with UPVC double glazed window gaining views towards the estuary and coastline beyond; built in mirror fronted wardrobes with clothes rail and shelf; night storage heater in feature cover; television point; emergency care line cord.

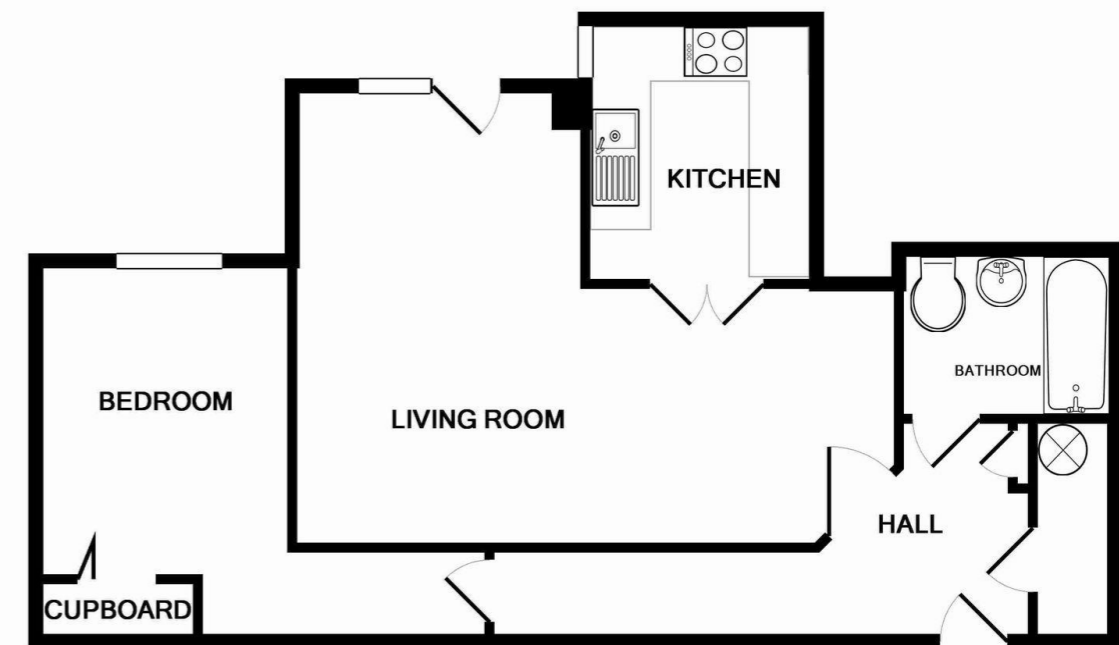
SHOWER ROOM/WC: Stylishly refitted comprising of a large shower cubicle with sliding shower splash screen door; shower unit and splash back walls; wash hand basin set in display surface with cupboards beneath and fitted mirror and light shaver socket over; WC; heated towel rail; fully tiled walls; coved ceiling and electric wall heater.

OUTSIDE: Admirals Court stands in attractive, well kept communal grounds with a Residents Parking Area.

COMMUNAL FACILITIES: Residents of Admirals Court have the use of a pleasant Residents lounge area with kitchen facilities. There is also use of a laundry room, Residents library, guest bedroom suite, and a House Manager on call, coupled with 24 hour emergency care line support.

TENURE AND OUTGOINGS: We understand that the property is held on a 125 year lease. The annual service charge is approximately £3820.58 per annum (£1910.29 paid six monthly). Ground Rent: £838.20 per annum (£460.10 paid six monthly).

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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