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1 Admirals Court, Exmouth, EX8 2BH

GUIDE PRICE

**£128,000**

TENURE Leasehold



**A Well Presented Two Bedroom Self Contained Ground Floor Apartment  
Situated In A Favoured Retirement Development.**

Easy Reach Of Town Centre And Sea Front \* Private Entrance  
Lounge/Dining Room \* Kitchen \* Two Good Size Bedrooms \* Modern Shower  
Room/ WC \* Excellent Communal Facilities \* No Onward Chain



## 1 Admirals Court, Rolle Road, Exmouth, EX8 2BH

Close to Exmouth town centre, this two bedroom property with own front door is part of the Admirals Court complex which was constructed by McCarthy and Stone and comprises of 38 properties arranged over three floors, each served by a lift and stairs. There are superb communal facilities which include a residents lounge, laundry room, library, a guest bedroom suite and attractive communal gardens. 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.

Entrance via private door located to the left hand side of the development giving access to:

### RECEPTION HALL:

Night storage heater; wall mounted alarm cord system; access to good size store cupboard housing electric boiler and shelving with light; further cupboard housing electric consumer unit and meters.

### LOUNG/DINING ROOM: 6.07m x 3.4m (19'11" x 11'2") narrowing to 8'8"

A bright dual aspect room with Upvc double glazed window and Upvc double glazed double doors opening on to a patio SUN TERRACE; electric living flame fire housed in feature fire surround; night storage heater; television point; telephone point; emergency careline cord; glazed panelled double doors to:

### KITCHEN: 2.72m x 1.7m (8'11" x 5'7")

Fitted range of patterned work surfaces with tiled surrounds with cupboards and drawer units and appliances spaces beneath worktops; inset single drainer sink unit; inset four ring electric hob with extractor hood over; wall mounted cupboards; built in oven with cupboards above and below; electric wall heater; Upvc double glazed window.

### BEDROOM ONE: 4.75m x 2.82m (15'7" plus doorway recess x 9'3")

Upvc double glazed window; television point; night storage heater; built in double wardrobe with sliding folding double mirror fronted doors; emergency careline cord; modern electric heater.

### BEDROOM TWO: 5.28m x 4.04m (17'4" x 13'3")narrowing at one end to 5'1"

Upvc double glazed window; electric wall heater; emergency careline cord.

### SHOWER ROOM/WC: 1.91m x 1.57m (6'3" x 5'2")

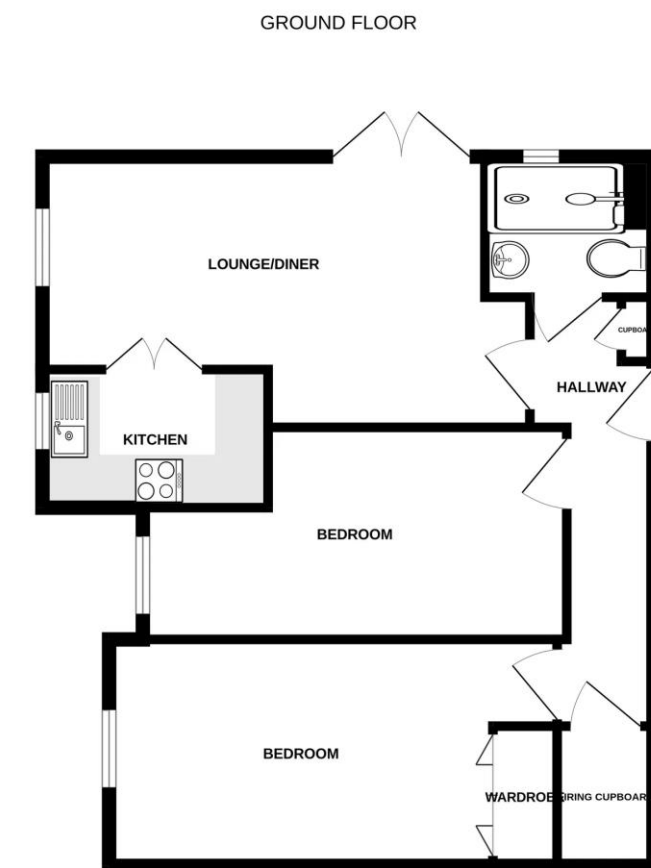
Fitted with a double width shower tray with sliding splash screen shower doors and shower unit with hand rail; vanity style wash hand basin with fitted mirror and light shaver socket over; WC with push button flush; extractor fan; electric wall heater; fully tiled walls; Upvc double glazed window with patterned glass.

### OUTSIDE:

Admirals Court enjoys areas of communal gardens that surround the property. There is a parking area with spaces subject to availability.

### TENURE AND OUTGOING:

We understand that the property is held on a 125 year lease. Service charge for 2026: Annual charge is £5,730, due every 6 months and covers items including warden, water, building insurance, communal areas like lounge, washer/dryers and exterior maintenance including building facade plus gardens. Ground rent: £970.17 annually.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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