



McCarthy & Stone

RESALES

50 Roswell Court Douglas Avenue, Exmouth, EX8 2FA  
Asking price £190,000 Leasehold

For further details  
please call 0345 556 4104

# 50 Roswell Court Douglas Avenue, Exmouth, EX8 2FA

Superb third floor one-bed retirement apartment, 'L'-SHAPED SITTING ROOM with DINING RECESS, convenient to STUNNING ROOF TERRACE with SEA VIEWS and comprehensive communal facilities of Roswell Court

This delightful, one-bedroomed apartment is located on the third floor of this very popular development. This third floor wing is shared with just three other apartments, giving a high level of privacy while conveniently located lifts ensure easy access to other parts of the development. The welcoming living room extends into a super dining area. There is a well fitted kitchen complete with a full range of integrated appliances. The excellent double bedroom includes a large built-in wardrobe and a modern wet-room affords both a bath and a separate level-access shower. There is a monthly service charge which includes the cost of the excellent underfloor heating. The lifts give easy access to the fabulous communal roof terrace just one floor below from which beautiful panoramic coastal views are to be enjoyed. The lifts also serve the other communal facilities of Roswell Court which include a restaurant; a lounge, which is equipped with games, jigsaws and an extensive library of books; a separate room equipped with a personal computer and a photocopier/scanner for the free use of home-owners and a fully-equipped laundrette.

Constructed in 2013 by multi award-winning McCarthy & Stone and occupying an envious position with expansive sea views, Roswell Court provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development. Homeowners benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. The development features excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry, scooter store and landscaped gardens backing with views to the coast. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

Roswell Court is proud to be winner of Housing for Older People with Care Award 2019.

## ENTRANCE HALL

The spacious hallway has a solid oak-veneered entrance door equipped with spy-hole and Fireco Fire Door Hold Open Device. There is a security intercom system that provides a visual (via the home-owners TV) and verbal link to the main entrance of Roswell Court and an emergency pull-cord. The large, walk-in storage/airing cupboard is equipped with a light and shelving and houses the Ghedhill boiler which supplies domestic hot water and a concealed 'Vent-Axia' heat exchange unit. A feature glazed panelled door leads to the living room.

## 'L'-SHAPED SITTING ROOM

This is a welcoming and indeed spacious 'L'-shaped sitting room having a double-glazed window, TV point and telephone point. It extends into a very useful dining area where a floor-to-ceiling window with a 'Juliette' balcony provides an interesting outlook over both the Roswell Court entrance area and beyond to activity in Douglas Avenue and the grounds of the recently-opened college for the deaf.

## KITCHEN

With an electrically operated double-glazed window with an elevated outlook to the front elevation. Excellent range of 'maple effect' fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise: a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled walls and tiled floor.

## BEDROOM

The bedroom enjoys a deep recess which is the perfect location for a dressing table or desk. The double-glazed window provides a street scene outlook. There is a large, mirror-fronted built-in wardrobe which includes hanging rails, shelving and a floor-mounted personal safe. There is also a further telephone point.

## BATHROOM

A large bath room with modern white sanitary ware comprising; close-coupled WC, vanity wash-basin with under-sink storage and mirror with strip light and shaver point over, panelled bath and separate walk-in level access shower. Extensively tiled walls and wet-room flooring, electric heated towel rail/radiator, emergency pull-cord and ceiling spotlighting.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic support a week

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estate Manager.

## GENERAL

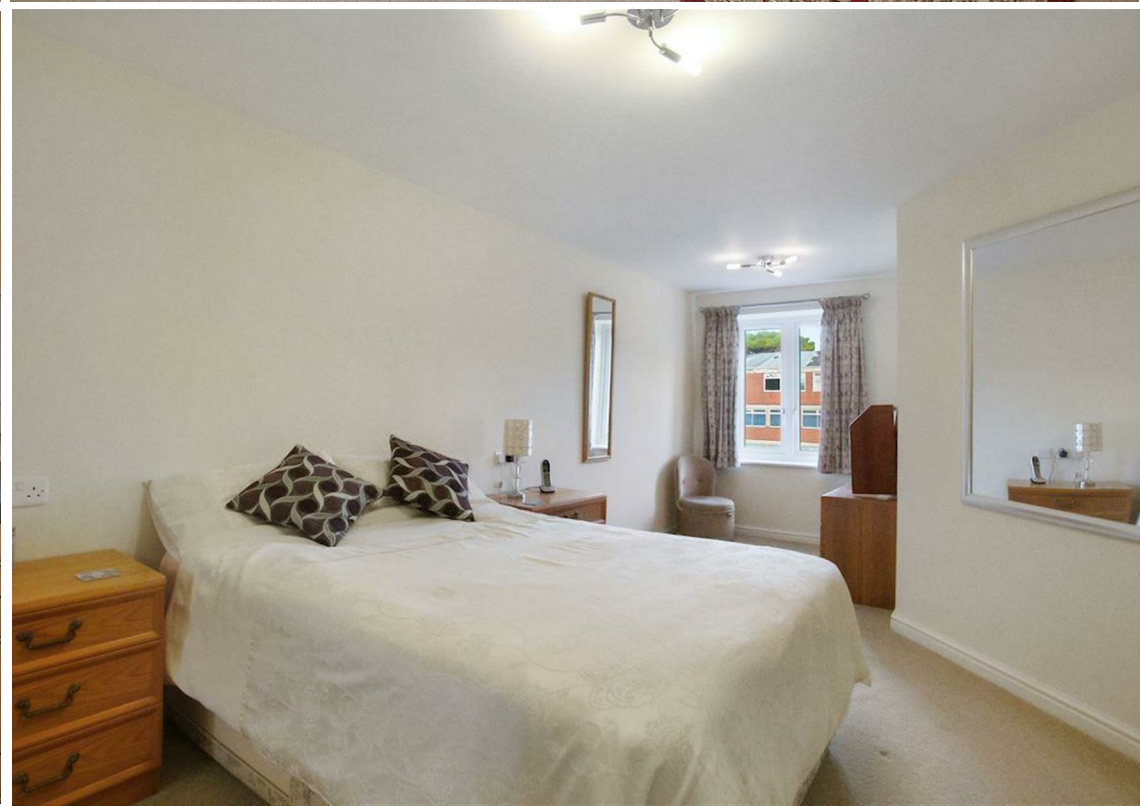
There are landscaped gardens with a, predominantly Southerly aspect, for all homeowners to enjoy, a path leads down past the cricket ground through 'The Maer' and to the beach. Car parking is available with a yearly permit at a charge of around £250 per annum. All internal apartment doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic 'Vent Axia' heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms.

In addition to fitted carpets we understand from the vendor that all curtains and blinds will be included in the sale price.

## LEASEHOLD

Ground Rent £435 pa.  
Leasehold 125 Years from 2012







APPROX. GROSS INTERNAL FLOOR AREA 642 SQ FT / 60 SQM	Roswell Court EX8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 18/01/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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