6 Roswell Court Douglas Avenue, Exmouth, EX8 2FA
Asking price £199,950 LEASEHOLD
For further details please call 0345 5564104
This fine ‘former show apartment’ at Roswell Court is quietly ‘tucked-away’ on the ground floor and conveniently positioned for the main amenities of the development. A French door from the living room opens onto what is virtually a private garden area with access to the car park and development entrance. This is a very comfortable home. There is a well fitted kitchen complete with integrated appliances, an excellent double bedroom, and a modern bathroom with both bath and level access shower.

Constructed in 2013 by renowned retirement home specialists McCarthy and 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.

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

It's so easy to make new friends and to lead a busy and fulfilled life at Roswell court; there are always plenty of regular activities to choose from including; an art group, fitness classes, tai chi, coffee mornings, bridge club, games and quiz nights, themed events and occasional organised trips to the theatre, coast and country. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The development enjoys 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. A fantastic roof terrace with furniture proves a very popular meeting point in favourable weather and from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

**ENTRANCE HALL**
A spacious hallway with ample wall space for hall furniture having a solid Oak veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light and shelving, housing the Gledhill boiler supplying domestic hot water and concealed ‘Vent Axia’ heat exchange unit. Feature glazed panelled door leads to the Living Room.

**LIVING ROOM**
A light and spacious room courtesy of the dual aspect glazing with a double-glazed window to the side elevation and a double-glazed French door and side-panel opens onto a small but attractive patio area with plants and shrub border. There is immediate access from the patio to the car park. The apartment external door can be used for private access if one wished to avoid using the main development entrance. There is a focal point fireplace with a very effective 'coal-styled' electric fire, two ceiling light fittings and a feature glazed panelled door leading to the kitchen.

**KITCHEN**
With an electrically operated double-glazed window to the side 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 hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled walls and tiled floor.

**BEDROOM**
Double-glazed window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors, ceiling light fitting.

**WET ROOM STYLE BATHROOM/WC**
Modern white suite comprising; WC, vanity wash-basin with under-sink storage and mirror with strip light and shaver point over, panelled bath and separate level access, walk-in shower. Heated towel rail/radiator, emergency pull cord and ceiling spot light. Extensively tiled walls and wet room vinyl flooring.

**SERVICE CHARGE**
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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates 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 Estates Manager.

**LEASEHOLD**
Lease 125 Years from 2012
Ground Rent £435
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.