McCarthy & Stone
RESALES

9 Roswell Court Douglas Avenue, Exmouth, EX8 2FA
Asking price £179,950 Leasehold

For further details
please call 0345 556 4104

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A WELL PRESENTED one bedroom retirement apartment, situated on the GROUND FLOOR and boasting an outside PATIO AREA access directly from the Living Room.

Summary

This fine one bedroom apartment in Roswell Court is situated on the ground floor and conveniently positioned for the main amenities of the development. A French door from the living room opens onto a patio area with access to the car park and development entrance. There is a well fitted kitchen complete with integrated appliances, an excellent double bedroom, and a modern wet room with both bath and level access shower.

Constructed in 2012 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 Hallway

A spacious hallway with a solid Oak veneered entrance door with spy-hole, security intercom system which provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. Feature glazed panelled door leads to the Living Room

Living Room

A fully double-glazed door and matching side-panel opens onto a small patio. There is a focal point fireplace with electric fire, two ceiling light fittings and a feature part glazed panelled door leading to the kitchen.

Kitchen

With an electrically operated double-glazed window, excellent range of pale wood effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, part tiled walls and tiled floor. Ceiling light fitting.

Double Bedroom

A fully double-glazed window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors, ceiling light fitting.

Wet Room

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over, panelled bath and separate level access, walk-in shower with thermostatically controlled shower. Extensively tiled walls and wet room vinyl flooring, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

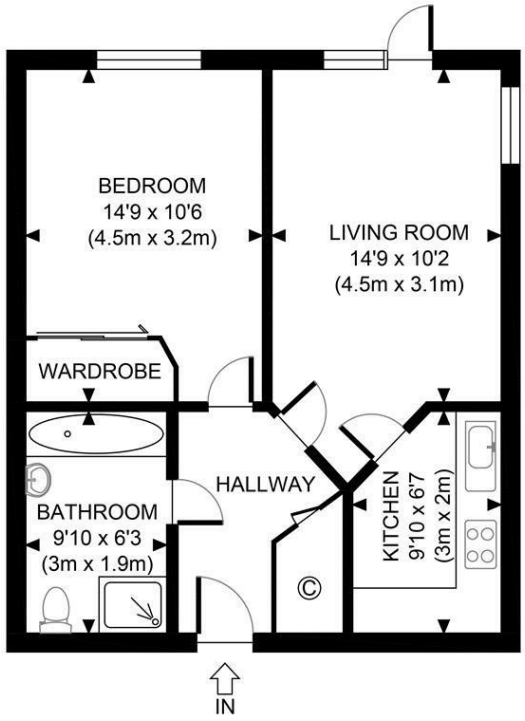
Service Charge (breakdown)

- 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

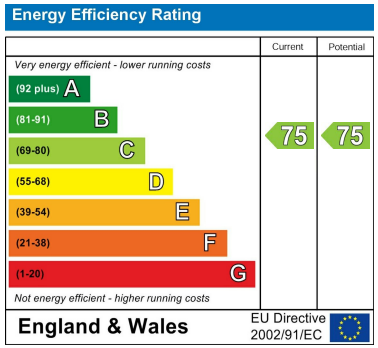
Lease Information

Lease Length: 125 years from 2012
Ground Rent: £435pa



GROSS INTERNAL
FLOOR AREA 527 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 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 23/03/21
	photoplan



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

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