



APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQM	Roswell Court
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 06/12/22
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	76

McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

21 ROSWELL COURT  
DOUGLAS AVENUE, EXMOUTH, EX8 2FA



Two bedroom retirement apartment with stunning sea views from the communal terrace - exclusively available to the over 70's

ASKING PRICE £285,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# ROSWELL COURT, DOUGLAS AVENUE, EXMOUTH

## INTRODUCTION

Located on the first floor of this very popular development is this two bedroom apartment, located within close access to the fabulous communal roof terrace and therefore benefiting from not only the opportunity to 'keep an eye' on life to the front of Roswell Court, but also to enjoy what are quite stunning panoramic coastal views from the terrace, a very pleasant place to enjoy a coffee or a glass of wine in the evening. A welcoming living room has a Juliette balcony, there is a well fitted kitchen complete with a host of integrated appliances, two bedrooms, master with built-in wardrobe, and a modern wet room with level access shower. A lift service provides access to the excellent communal facilities of Roswell Court.

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. The 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 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, large walk-in store/airing cupboard with light and shelving and housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature glazed panelled door leads to the living room.

## LIVING ROOM

This is a welcoming and spacious room having a 'Juliette' balcony providing an interesting outlook over both the entrance to Roswell Court and of the activity in Douglas Avenue beyond. There is a focal point fireplace with an inset electric fire, two ceiling light fittings and a feature glazed panelled door leads to the kitchen.

## KITCHEN

With a double-glazed window to the front elevation, excellent range of 'maple effect' 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 double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled walls and tiled floor.

## BEDROOM ONE

A double-glazed window with an street scene outlook, the bedroom enjoys a deep recess a perfect for a dressing table or desk. There is a built-in wardrobe with hanging rail and shelving.

## BEDROOM TWO

The second double bedroom has a fitted wardrobe and could alternatively be used as a dining room, study or hobbies room. Plug sockets are elevated for ease of use.

## BATH/SHOWER ROOM

Modern white sanitary ware comprising; paneled bath, walk-in level access shower with helpful grab rail, WC, vanity unit with inset wash-hand basin, extensively tiled walls and wet room flooring. Electric heated towel rail/radiator, emergency pull cord and ceiling light.



# 2 BED | £285,000

## 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.

Service charge: £10,892.16 per annum (for financial year end 31/03/2023)

## GENERAL

There are communal landscaped gardens with a, predominantly Southerly aspect, from which coastal views can be enjoyed, 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 (subject to availability). 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.

## LEASEHOLD

Ground Rent: £510 per annum  
Ground Rent Review Date: June 2027  
Lease Length: 125 years from June 2012

