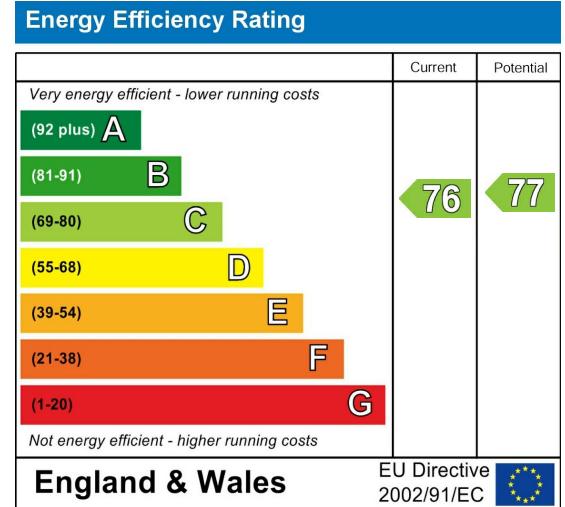


Council Tax Band: B



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6 Roswell Court

Douglas Avenue, Exmouth, EX8 2FA



Asking price £155,000 Leasehold

SELLER WILL COVER STAMP DUTY Beautifully presented, one bedroom ground floor retirement apartment with access out on to a pretty patio area from the living room.

New carpets & freshly decorated throughout.

On Site Restaurant *Energy Efficient* *Pet Friendly*



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Roswell Court, Douglas Avenue, Exmouth

1 Bed | £155,000

Roswell Court

Constructed in 2013 by renowned retirement home specialists McCarthy Stone and occupying an enviable 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 domestic assistance included within the service charge 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 per night applies.

The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied and subsidised daily table-service lunch, laundry, mobility scooter store and landscaped gardens with views to the coast. A fantastic roof terrace 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.

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 Local Area

Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.

The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path.

Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve. Exmouth is also a popular spot for water sports.

As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.

Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport.

No.6

Apartment 6 at Roswell Court is located on the ground floor within easy reach of the restaurant and homeowners lounge. The apartment has new carpets fitted throughout and has been freshly redecorated. A spacious living room with patio door leads out to a pretty patio area and the kitchen is well equipped with integrated appliances. There is an excellent double bedroom with fitted wardrobe and bathroom with separate bath and level access shower.

Entrance Hall

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 boiler 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

Dual aspect living room with double glazed window to side and fully double-glazed door and matching side-panel opens onto a pretty patio. There is a focal point fireplace with a coal effect electric fire, two ceiling light fittings and a feature glazed panelled door leading to the kitchen.

Kitchen

With a 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 oven and concealed fridge and freezer.

Double Bedroom

Double-glazed window, built-in wardrobe with hanging rail and shelving.

Bath & Shower Room

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

Parking

Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment

• 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates
- Underfloor heating within apartments

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,543.91 per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

Ground rent: £435 per annum

Ground rent review: 1st June 2027

Lease: 125 Years from 1st June 2012

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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Based on the apartment being bought as a main residence at the standard level of stamp duty.

