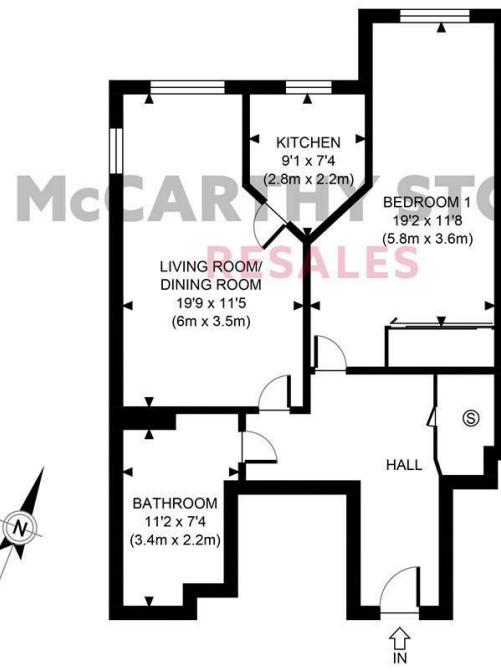


McCarthy Stone
RESALES



GROSS INTERNAL
FLOOR AREA 693 SQ FT

| | |
|--|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT / 64 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 12/09/22 |
| | photoplans |

COUNCIL TAX BAND: B



Energy Efficiency Rating

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

McCarthy Stone RESALES

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McCarthy Stone
RESALES

53 ROSWELL COURT
DOUGLAS AVENUE, EXMOUTH, EX8 2FA



A very well presented, third floor retirement apartment, benefitting from a dual aspect living room. Roswell Court is a beautiful development offering a restaurant, homeowners lounge, roof terrace with sea views and landscaped communal gardens, all very accessible via the lift service.

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

ROSWELL COURT, DOUGLAS AVENUE, EXMOUTH

ROSWELL COURT

This one bedroom apartment is located on the third floor of this very popular development and situated within easy 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.

This is a delightful one bedroom apartment that is beautifully presented throughout. There is a welcoming dual aspect living room, well fitted kitchen complete with a host of integrated appliances, the excellent double bedroom has a built-in wardrobe with sliding mirrored doors, and a modern bathroom has both bath and separate walk in 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 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.

The development features excellent communal facilities including a homeowners' lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry room, scooter store and landscaped gardens with views to the coast. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

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.



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

A welcoming, dual aspect room with a full length window to the front elevation and a further window to the side elevation, making this a bright and airy space. Two ceiling light fittings, TV and BT points, raised plug sockets for ease of use. A feature glazed panelled door leads to the kitchen.

KITCHEN

Double-glazed window to allow natural light. 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 halogen hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spotlight fitting, tiled walls and tiled floor.

DOUBLE BEDROOM

Benefiting from a built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors, ceiling light fitting. TV and BT points, raised plug sockets for ease of use.

BATH/SHOWER ROOM

A large room with modern white sanitary ware 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 walk-in level access shower. Extensively tiled walls and new wetroom flooring, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

1 BED | £170,000

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and external cleaning of all apartment windows
- Water rates for communal areas and apartments
- Heating for individual apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and Estate Management team
- 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 hour of domestic support a week

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 Estate Manager.

Service charge: £9,171.53 per annum (for financial year end 31/03/2024).

GENERAL

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.

LEASE INFORMATION

Ground Rent: £435 per annum

Ground Rent Review date: June 2027

Lease Length: 125 years from the 1st June 2012

