



McCarthy & Stone
RESALES



35 Roswell Court Douglas Avenue, Exmouth, EX8 2FA
Asking price £425,000 Leasehold

For further details
please call 0345 556 4104

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Breathtakingly beautiful PANORAMIC COASTAL VIEWS from the LARGE BALCONY and principal rooms of this superb and spacious TWO BEDROOM 3rd floor retirement apartment!

Summary

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 peace-of-mind provided by caring day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week in addition to this 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 a 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 delicious, varied, daily table-service lunch, laundry, scooter store and landscaped gardens with views to the coast. The fabulous roof terrace with furniture proves a very popular meeting point in favourable weather from which panoramic views are enjoyed. A well-maintained path leads from the development down to Exmouth cricket ground and the sandy beach.

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

Entrance Hallway

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. The entire apartment has underfloor heating, emergency pull cords and is freshly decorated and fitted with new carpets. Large walk-in store/airing cupboard with lights and shelving housing a Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. To the right of the feature glazed panelled door leading to the living room is a second build-in storage cupboard.

Living Room

This is a light and welcoming space where the eyes are immediately

drawn to a window and glass door opening up to the large south facing balcony providing an unbelievable panoramic coastal outlook. The well sized living room features an easy-to-use electric fireplace which is central to the right side of the room, two ceiling light fittings and a second glazed panelled door which leads into the light kitchen.

Balcony with a View!

Seeing is believing. This large south facing balcony boasts a stunning outlook of the wonderful South West coastline. Uninterrupted views stretching West to Dawlish and East along the coast. The stunning views from the 3rd floor balcony also takes in the development's landscaped gardens below and the 'Maer Nature Reserve' that leads to the beach. The balcony can be accessed from both the Living Room and Bedroom Two.

Kitchen

Double-glazed window with a sea view. 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 ceramic hob with stainless steel chimney extractor hood over, waist-level single oven and concealed under counter fridge and freezer and a built-in dishwasher. Ceiling spotlight fitting, tiled walls and tiled floor.

Bedroom One

A double-glazed window with a beautiful view over the balcony to the development's gardens and the beach. Double bedroom with built-in wardrobe with mirror-fronted sliding doors, ceiling light fittings.

Bedroom Two

The second double bedroom features a window with double glazed French door leading directly to the balcony. This bedroom could alternatively be used as a dining or study/office.

Wet Room

A large shower room, with modern white sanitary ware comprising; WC, vanity wash-hand basin with under-sink cupboard and further side storage and walk-in level access shower. Extensively tiled walls and wet room flooring, electric heated towel rail/radiator, emergency pull cord and ceiling 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
- One hour domestic support per 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.

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. 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 principal rooms.

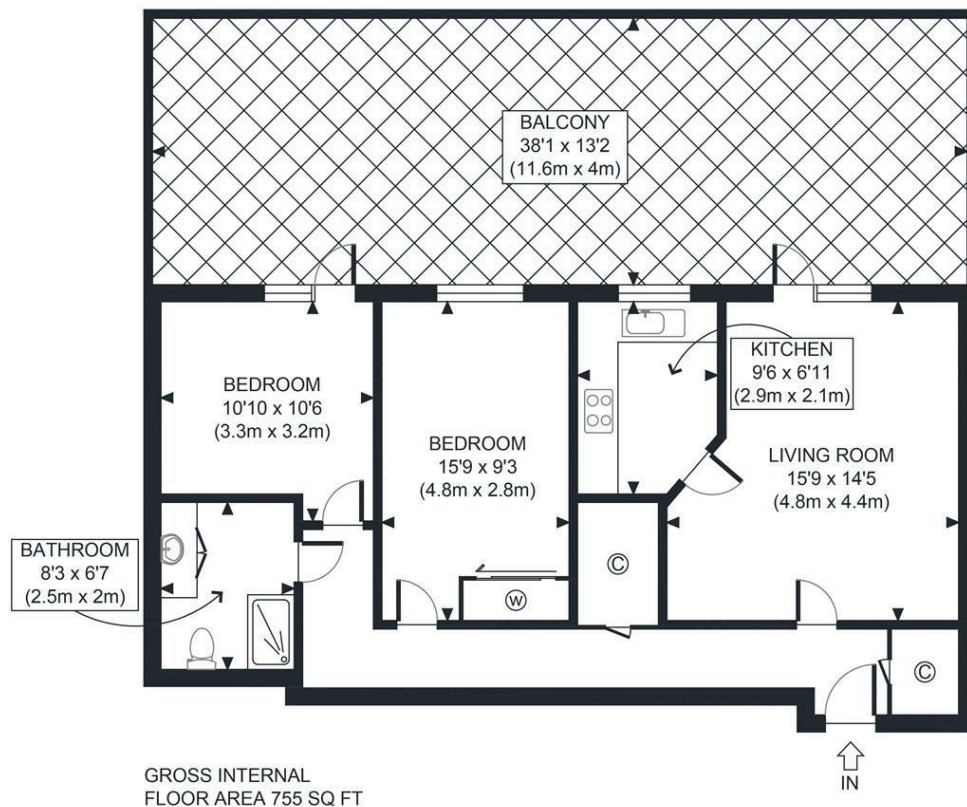
Lease Information

Ground Rent: £510pa

Lease Length: 125 years from 2012







APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 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 08/04/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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