



A superb one double bedroom first floor retirement apartment with balcony and outlook over the beautifully landscaped communal gardens, situated in Pym Court - a stunning McCarthy Stone Plus development in the highly popular town of Topsham. This wonderful development allows homeowners to live independently with support to suit their needs with staff on-site 24 hours a day, 365 days a year. Homeowners benefit from the use of fantastic communal spaces including a bistro restaurant, wellness suite, homeowners lounge and landscaped communal gardens.

Pym Court  
Topsham £345,000

East of **EXE**

# Pym Court Topsham £345,000

Light and spacious first floor retirement apartment | One large double bedroom | Light living/dining room | Quality fitted kitchen | Modern wet room | Balcony enjoying a south/westerly aspect | Bistro serving meals daily | Stunning homeowners lounge | Wellness suite | Tailored care & Support Services

## APPROACH

Communal entrance lobby and reception area with stairs and lift to first floor. Front door to apartment 33.

## ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to living room, bedroom and wet room, wall mounted electric programmable radiator, entry panel, door to large utility/storeroom with space and plumbing for washing machine plus hot water tank, air filtering system and shelving.

## LIVING/DINING ROOM

Light and spacious living room with Upvc double glazed full height windows with outlook over the communal garden, and Upvc double glazed door to enclosed balcony enjoying a south/westerly aspect and outlook over the communal gardens, TV and telephone points, wall mounted electric programmable radiator, door to kitchen.

## KITCHEN

Attractive kitchen with Upvc double glazed window to rear aspect. Quality fitted kitchen with range of base, wall and drawer units in off-white colour finish, worktop with matching upstand and inset composite sink with mixer tap, integral Bosch electric oven and hob with glass splash panel and modern stainless steel cooker hood over, integral fridge and freezer, concealed worktop lighting.

## DOUBLE BEDROOM

Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the communal gardens, wall mounted electric programmable radiator, TV and telephone points, door to large walk-in wardrobe complete with built-in hanging and shelving storage system.

## SHOWER ROOM

White suite comprising low level WC, wash hand basin set in vanity unit with cupboards under, and tiled wet room style shower area, Part tiled walls and tiled floor, extractor fan, shaver point, chrome ladder style electric radiator.

## COMMUNAL GARDENS

Wonderful landscaped communal gardens area with seating areas, raised flower beds, and gravelled and lawn areas.

## PARKING

Visitors can park in the non allocated parking bays to the front of the building.

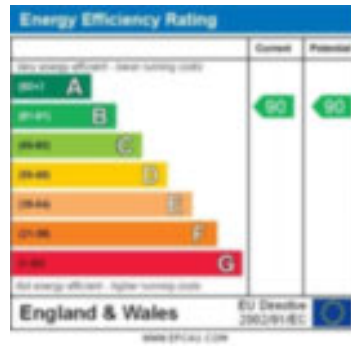
## AGENTS NOTES:

The property is leasehold - 999 years from 1st January 2022 (998 years remaining)

Council Tax Band: B - Exeter City Council

Service Charge: £869.17 PCM

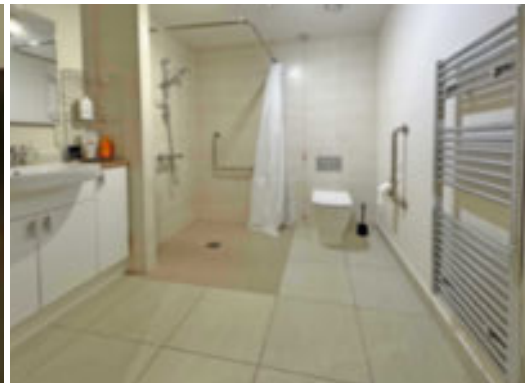
Ground Rent: £434.80 PA (set for review January 2037)



FIRST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.  
Measured in accordance with BS5400-4:2006 and BS5400-5:2006.  
\*Actual area may vary.



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East of **EXE**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.