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5 Admirals Court, Rolle Road, Exmouth, EX8 2BH

GUIDE PRICE £99,950

TENURE Leasehold





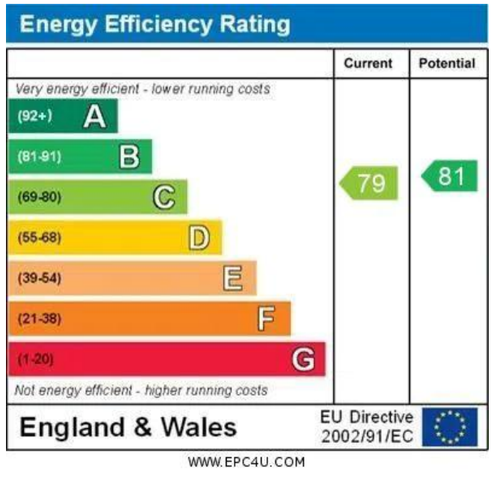






A One Bedroom Retirement Apartment Located On The Upper Ground Floor Level With 'Juliette' Style Balcony

Reception Hall * Good Size Lounge/Dining Room * Well Equipped Kitchen Overlooking The Communal Gardens * Bedroom * Re-Fitted Shower Room/WC * Sought After Development With Excellent Facilities Including A Spacious Modern Residents Lounge * Laundry Room, Guest Suite, House Manager And 24 House Care Line Support * NO ONWARD CHAIN



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PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

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Admirals Court was constructed by McCarthy and Stone and comprises of 38 properties arranged over three floors, each served by a lift and stairs. There are superb communal facilities which include a residents lounge, laundry room, library, a guest bedroom suite and attractive communal gardens. The house manager can be contacted from various points within each property in case of an emergency. For periods when the house manager is off duty there is a 24 hour emergency careline response system. It is a condition of the purchase that residents be over 60 years of age and in the event of a couple, one must be over 60 and the other over 55.

THE ACCOMMODATION COMPRISES: On the ground floor: Communal entrance with remote entry system leading to communal hallway. Stairs and lift rising to the UPPER GROUND FLOOR and private entrance door leading to:

ENTRANCE HALLWAY: With remote entry system; walk-in airing cupboard with slatted shelving and water heating system; built-in meter / storage cupboard; alarm pull cord; door leading to:

LOUNGE/DINING ROOM: 19' 10" x 10' 8" (6.05m x 3.25m) Attractive fireplace having living flame fie, double glazed door with side panel window opening onto a Juliette balcony providing an outlook over the communal gardens; television point; telephone point; Haverland electric heater; twin obscure glazed doors leading to:

KITCHEN: 7' 8" x 7' 2" (2.34m x 2.18m) Fitted with a range of units comprising a single drainer stainless steel sink unit set in roll edge work top surface with tiled splashback; range of base cupboard and drawer units with matching eye-level units over; integrated electric oven; inset four ring electric hob with extractor hood over; space for fridge; space for further appliance; alarm pull cord; wall mounted electric fan heater; double glazed window to the front aspect.

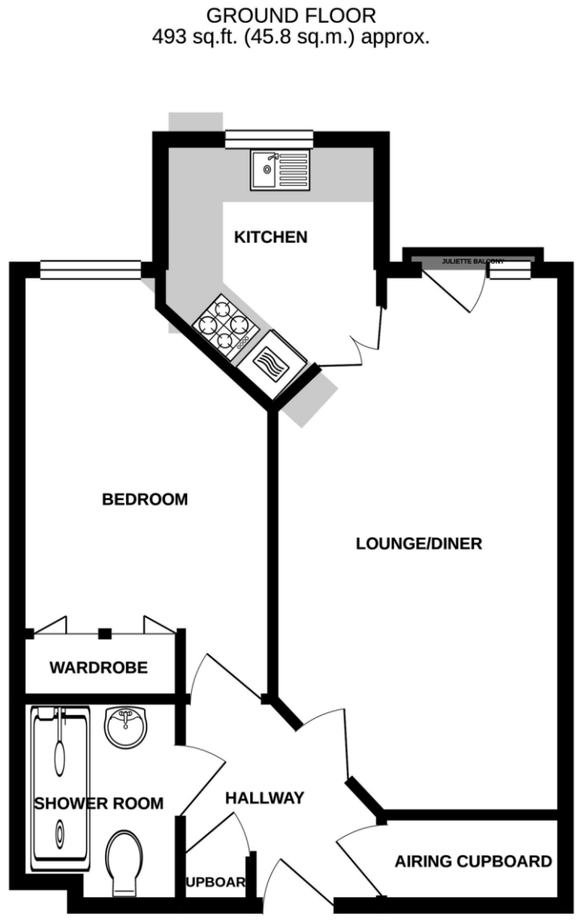
BEDROOM: 13' 9" x 9' 2" (4.19m x 2.79m) Double glazed window to front aspect; television point; alarm pull cord; Haverland electric heater; built-in wardrobe / storage cupboard with mirror fronted by-folding doors.

SHOWER ROOM/WC: Stylishly re-fitted and now comprising of an ease of access over-sized shower cubicle with shower unit, hand rail and sliding shower splash screen doors; vanity style wash hand basin with light/shave socket over; WC with push button flush; splashback walls; extractor fan; emergency pull cord; heated towel rail.

OUTSIDE: Admirals Court stands in attractive and well kept communal grounds and also benefits from a RESIDENTS PARKING AREA where spaces are subject to availability.

TENURE AND OUTGOINGS: The property is held on a 125 year lease from 1st October 2002. We understand that the annual service charge is currently £3,820.58 and the annual ground rent is £838.20.

FLOOR PLAN:



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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