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3 Hamilton Court, Salterton Road,  
Exmouth, EX8 2BR

GUIDE PRICE

£95,000

TENURE Leasehold



**A Ground Floor Apartment Located To The Rear Of This Favoured Retirement Development Enjoying Direct Access To The Patio Sun Terrace And Beautifully Kept Communal Gardens Beyond**

Good Size Lounge \* Kitchen \* Double Bedroom With Built-In Wardrobes  
Shower Room/Wc \* Excellent Communal Facilities Including Recently  
Redecorated Residents Lounge \* Beautifully Landscaped Communal  
Gardens With Various Seating Areas \* House Manager \* No Onward Chain



### 3 Hamilton Court, Salterton Road, Exmouth, EX8 2BR

Hamilton Court was constructed by McCarthy Stone in 1988. Facilities within the development include a spacious recently refurbished residents lounge, beautifully landscaped communal gardens, house manager coupled with 24 hour emergency careline, laundry room, guest suite, lift to all floors and visitors parking.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom giving access to communal areas, this apartment is located to the rear of the building on the ground floor, therefore within easy reach of the communal facilities. Private front door to:

**RECEPTION HALL:** Door intercom system with careline cord, good size built-in cupboard with light and also housing the water cylinder and electric meters.

**LOUNGE/DINING ROOM:** 4.32m x 4.09m (14'2" x 13'5") With feature wood-effect flooring, fire surround with marble hearth, wall lighting, TV point, careline emergency cord, electric heater, double glazed tilt and turn window, door overlooking and giving access to the patio sun terrace and communal gardens beyond.

**KITCHEN:** 2.11m x 1.93m (6'11" x 6'4") Fitted with a range of patterned worktops with cupboards and drawer units beneath, single drainer sink unit, tiled splashbacks, wall mounted cupboards, electric cooker point, extractor fan.

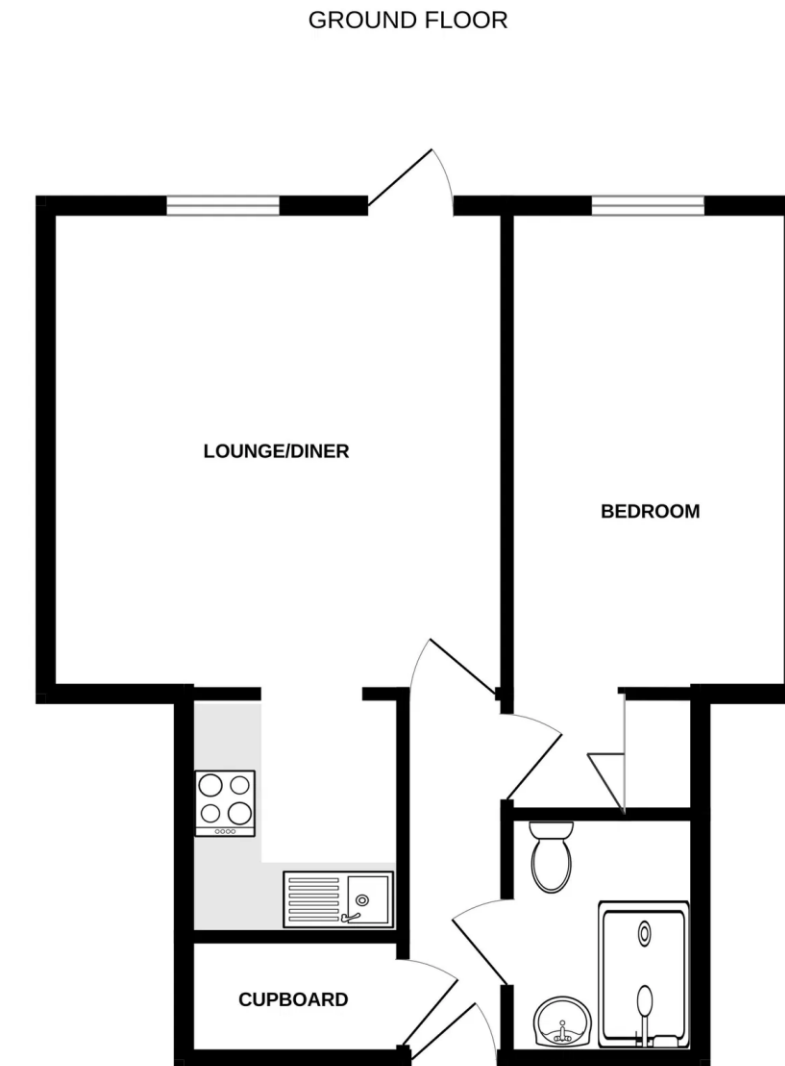
**BEDROOM:** 4.39m x 2.54m (14'5" x 8'4") plus doorway recess, which is fitted with built-in fitted mirror fronted wardrobes. Double glazed tilt and turn window overlooking the communal gardens, careline cord, electric wall heater and telephone point.

**SHOWER ROOM/WC:** 2.08m x 1.73m (6'10" x 5'8") Fitted with a double width shower cubicle, vanity wash hand basin, fitted mirror with display light over, WC with push button flush, fitted cupboards with display surface over, electric wall heater, heated towel rail.

**OUTSIDE:** Beautifully kept communal gardens comprising of lawned gardens with various seating areas. To the front of the property there is visitors parking spaces, subject to availability.

**TENURE:** The property is held on a 125 year lease from 1988. Service Charge: Approximately £1,400 paid every six months. The service charge include the cost of the building insurance, garden maintenance, window cleaning, communal heating, use of the laundry room and water rates.

### FLOOR PLAN:



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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