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

GUIDE PRICE
£114,500
TENURE Leasehold



**A Good Size Retirement Apartment Located On The First Floor Of A
Favoured Development Enjoying An Outlook Towards The Estuary And
Coastline Beyond**

Reception Hall • Spacious Lounge / Dining Room • Kitchen • Double Bedroom With Built-in
Wardrobe • Shower Room / WC • Excellent Communal Facilities Including Communal
Lounge, Guest Suite, Laundry Room, Library * House Manager And 24 Hour Careline
Support • No Onward Chain

20 Admirals Court, Rolle Road, Exmouth, Devon, EX8 2BH

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:

Stairs and lift gives access to the **FIRST FLOOR** and own private front entrance door with letterbox and spyhole opening to:

RECEPTION HALL: Door entry telecom with careline cord; coved ceiling; walk-in airing cupboard with light, with electric boiler and slatted shelving; further cupboard housing the electric consumer unit and electric meters; doors to:

LOUNGE/DINING ROOM: 19' 10" x 19' 2" (6.05m x 5.84m) maximum overall measurement. A most spacious room with UPVC double glazed window and UPVC double glazed door leading to a 'Juliette style' balcony with outlook towards the estuary and coastline beyond; Haverland electric heater; television and FM point; telephone point; emergency careline cord; coved ceiling; glazed panelled double doors with patterned glass opening to:

KITCHEN: 7' 6" x 7' 0" (2.29m x 2.13m) Fitted with a range of patterned working surfaces with inset stainless steel single drainer sink unit; range of base cupboard and drawer units with appliances spaces beneath working surfaces; built-in oven with cupboard above and below; inset four ring electric hob with extractor hood over; matching range of wall units at eye-level; tiled surrounds; emergency careline cord; UPVC double glazed window.

BEDROOM: 14' 0" x 8' 10" (4.27m x 2.69m) UPVC double glazed window to front aspect enjoying estuary glimpses; built-in mirror-fronted wardrobe with clothes rail and shelf; Haverland electric heater; emergency careline cord; coved ceiling; television and FM point.

SHOWER ROOM / WC: Comprising a double width tiled shower cubicle with shower unit, sliding shower splash screen doors and handrail; wash hand basin set in display surface with cupboards beneath, fitted mirror with light / shaver socket over; WC; wall mounted medicine cabinet; heated towel rail; fully tiled walls; extractor fan; coved ceiling; electric heater.

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 service and maintenance charge is 1st September 2024 is £3574.22 and the ground rent charge is £365.00 per annum.

FLOOR PLAN:

