

Orcombe Court, Exmouth,
Asking Price: £100,000

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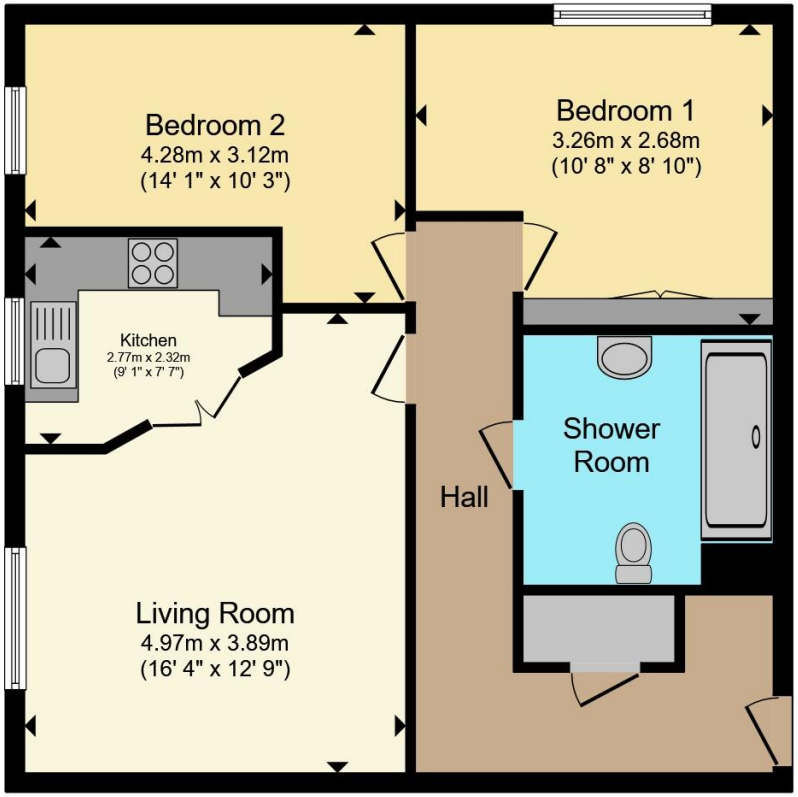
Welcoming this well-presented two-bedroom first-floor retirement apartment to the market, benefitinf an extended lease. Situated within the highly regarded Orcombe Court development on Salterton Road. Ideally positioned for convenient access to Exmouth town centre, local amenities, and the stunning seafront, this property offers comfortable and secure retirement living in a friendly community setting.

The property is accessed via a secure communal entrance with an entry phone system, providing peace of mind for residents and visitors alike. Upon entering the apartment, a welcoming entrance hall leads through to the light and airy lounge, a pleasant space to relax and unwind. The adjoining kitchen has been updated to a good standard, offering practical storage and workspace for everyday living.

There are two generous double bedrooms, both providing comfortable accommodation and flexibility for guests, hobbies, or a study area. The contemporary bathroom has also been updated, ensuring the property is ready for immediate occupation. Further benefits include uPVC double glazing, electric heating throughout, emergency pull-cord assistance, and the advantage of being offered to the market with no onward chain.

Orcombe Court is a particularly sociable retirement development, offering excellent communal facilities for residents. These include a welcoming residents' lounge, a communal laundry room, and a guest suite for visiting family and friends. Outside, residents can enjoy the well-maintained communal gardens and convenient parking facilities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 69.8 m² (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£2550 Per half annum**

Years Left on Lease: **155**

Ground Rent: **£520 PA**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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