

8 Bronte Court

63 Salterton Road, Exmouth, Devon, EX8 2DW



**PRICE: Offers in Excess of
£150,000**

Lease: 125 years from 2007

Property Description:

A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR ACCESS

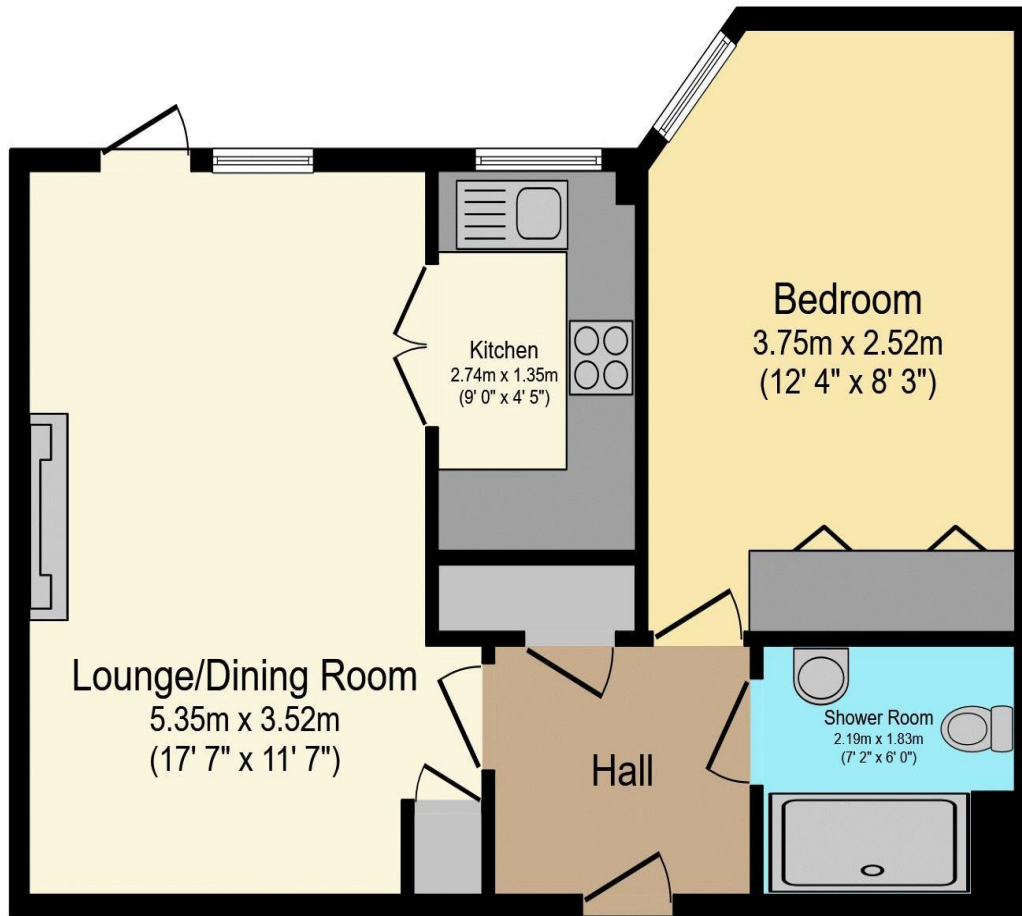
Bronte Court was built by McCarthy & Stone and has 43 apartments arranged over three floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and French balconies to selected apartments.

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge
- Guest suite and Lift to all floors
- Development Manager
- Appello Emergency call system
- Laundry room and Refuse room
- Communal gardens
- Car Park
- Minimum Age 60
- Lease 125 years from 2007



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total : 48.7 sq.m. (524 sq.ft.) approx

Sizes and dimensions are approximate, actual may vary.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3,767.10

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.