



**Price £340,000**

**Plot 17, The Victoria, Pincombe Court, Buckingham Close, Exmouth, EX8 2JB**



- Bespoke, Brand New Apartment • McCarthy & Stone Lifestyle Living • 30 Apartments Within The Complex • 2 Double Bedrooms & 2 Shower Rooms • Bespoke Kitchen With Integrated Appliances • Living / Dining Room With Balcony / Patio • Allocated, Secure Parking • Located Within `The Avenues`



## Lifestyle Living by McCarthy & Stone.

The age - exclusive development of 30 spacious 2 bedroom apartments is suitable for anyone over 55 who would like to maintain their independence and sits just 1.5 miles away from Exmouth`s golden beaches.

Lifestyle Living is a collection of stylish developments in some of the UK`s most enviable locations. Homes of genuine quality where intelligent use of space meets stylish interior design. Homes you`ll love living in, and be more than proud to welcome guests into

### Key Features Include:

Landscaped gardens

Underfloor heating

Lift to all floors

Pets allowed

Camera entry system

Wheelchair access

24/7 call system

Fire detection

Intruder alarm

Balcony



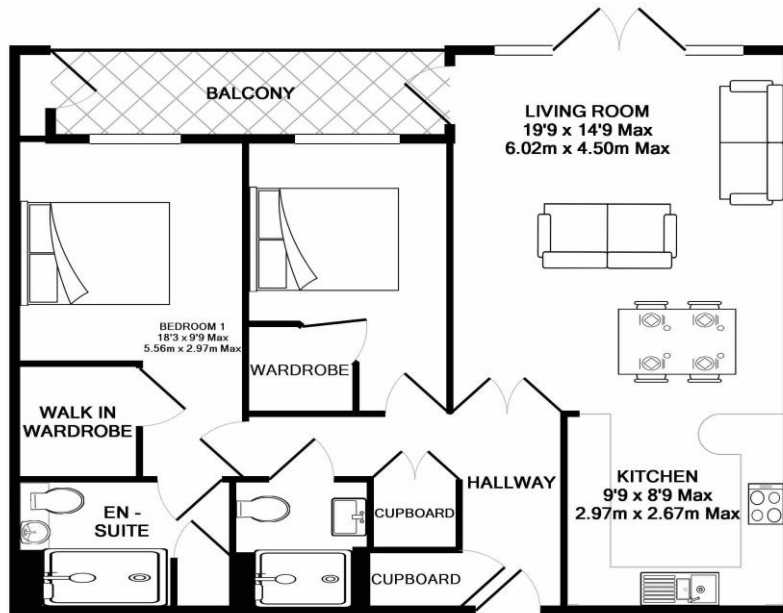
### **Low Maintenance, High Life**

Every Lifestyle Living property is intelligently designed to maximise your living space, to make the most of natural light and to include the kind of practical, well thought out features that you`ll really appreciate.

Things like under floor heating, slip resistant flooring, plenty of glass and smart storage solutions. Quality of finish and specification is at the centre of what Lifestyle Living offers.

### **Agents Note**

Please note these are draft particulars and are awaiting vendors verification. Please note all wording and measurements have been supplied to Links Estate Agents from the developers. Please call the office on 01395 222350 with any questions or queries relating to the development or this brochure



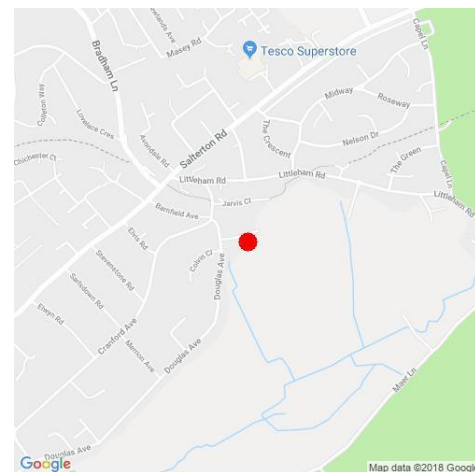
THE VICTORIA, PINCOMBE COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Directions

From our prominent Town Centre office, proceed up Rolle Street and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close where Pincombe Court will be seen on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.