



**28 Kingsgate Pennsylvania Road**  
Exeter, EX4 6DH

A well appointed 1 bedroom ground floor retirement apartment in a sought after retirement development within walking distance of the city centre and just one hundred yards from a regular bus service. Perfect for those seeking secure independent living on the ground floor and early viewings are highly recommended!

**Guide Price £110,000**

# 28 Kingsgate Pennsylvania Road

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- NO CHAIN
- Kitchen (with window)
- Electric Heating & uPVC Double Glazing
- Communal Grounds & Excellent Communal Facilities
- Private Entrance Hall
- Double Bedroom
- Emergency Pull Cords, Resident Manager
- Dual Aspect Lounge/Diner with Patio Doors
- Spacious Shower Room
- Residents'/Visitors Parking (first come, first served)

## South Block

### Communal Entrance Hall

Private Entrance Hall for Flat 28,  
Kingsgate

### Lounge

18'4" x 10'2" (5.59m x 3.11m)

### Kitchen

7'11" x 7'10" (2.43m x 2.39m)

### Bedroom

13'4" x 9'11" (4.07m x 3.04m)

### Bathroom

6'8" x 5'11" (2.04m x 1.82m)

### Lease Information

### Service Charge Information

Information on Kingsgate - See Online

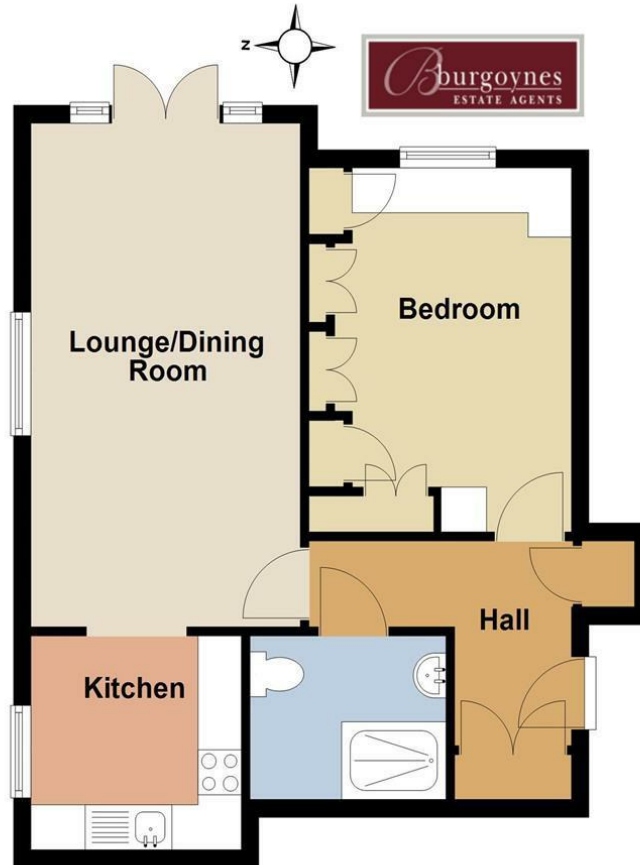


Directions





# Floor Plan



Total area: approx. 47.3 sq. metres (508.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale.

This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

## 28 Kingsgate, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	65	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		