



206 Kingsgate Pennsylvania Road Exeter, EX4 6DH

Nestled on Pennsylvania Road in Exeter, this delightful second-floor retirement apartment offers a perfect blend of comfort and convenience. Spanning an impressive 721 square feet, the flat features two generously sized double bedrooms, making it ideal for those seeking a peaceful retreat. The large lounge/dining room provides a welcoming space for relaxation and socialising, while the spacious bath/shower room and well-equipped kitchen cater to all your daily needs.

Kingsgate, is a highly sought retirement development for its prime position. Residents can enjoy easy access to a range of communal facilities, enhancing the sense of community and support. The flat is conveniently situated within walking distance of Exeter's vibrant city centre, ensuring that shops, cafes, and amenities are just a short stroll away. Additionally, a regular bus service is available just one hundred yards from the property, providing excellent transport links for those wishing to explore further afield.

For added peace of mind, the development features a dedicated 'live-in' Development Manager available Monday to Friday from 9am to 5pm, ensuring that assistance is always at hand. This property is particularly suited for individuals or couples, with the flexibility that only one resident needs to be aged 60 or above.

This well-appointed apartment is perfect for those seeking secure independent living in a friendly environment. Early viewings are highly recommended to fully appreciate the charm and convenience this property has to offer.

Guide Price £135,000

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- NO ONWARD CHAIN
- Well Appointed Kitchen
- Electric Heating & uPVC Double Glazing
- Communal Grounds & Excellent Communal Facilities
- Spacious Private Entrance Hall
- 2 Double Bedrooms
- Emergency Pull Cords, Resident Manager
- Large Lounge/Diner
- Spacious Bath/Shower Room
- Residents'/Visitors Parking (first come, first served)

Reception Hall

10'0" x 9'5" (3.07m x 2.89m)

Ground Rent - £127.85 (half yearly)

Lounge/Dining Room

21'3" x 15'6" (6.49m x 4.73m)

Kitchen

10'2" x 7'10" (3.11m x 2.39m)

Bedroom 1

12'0" x 11'11" (3.66m x 3.64m)

Bedroom 2

11'10" x 10'0" (3.61m x 3.07m)

Bath/Shower Room

7'9" x 6'0" (2.37m x 1.84m)

Lease Information - 99yrs from 1989

Service Charge - £4,262.40 P.A.

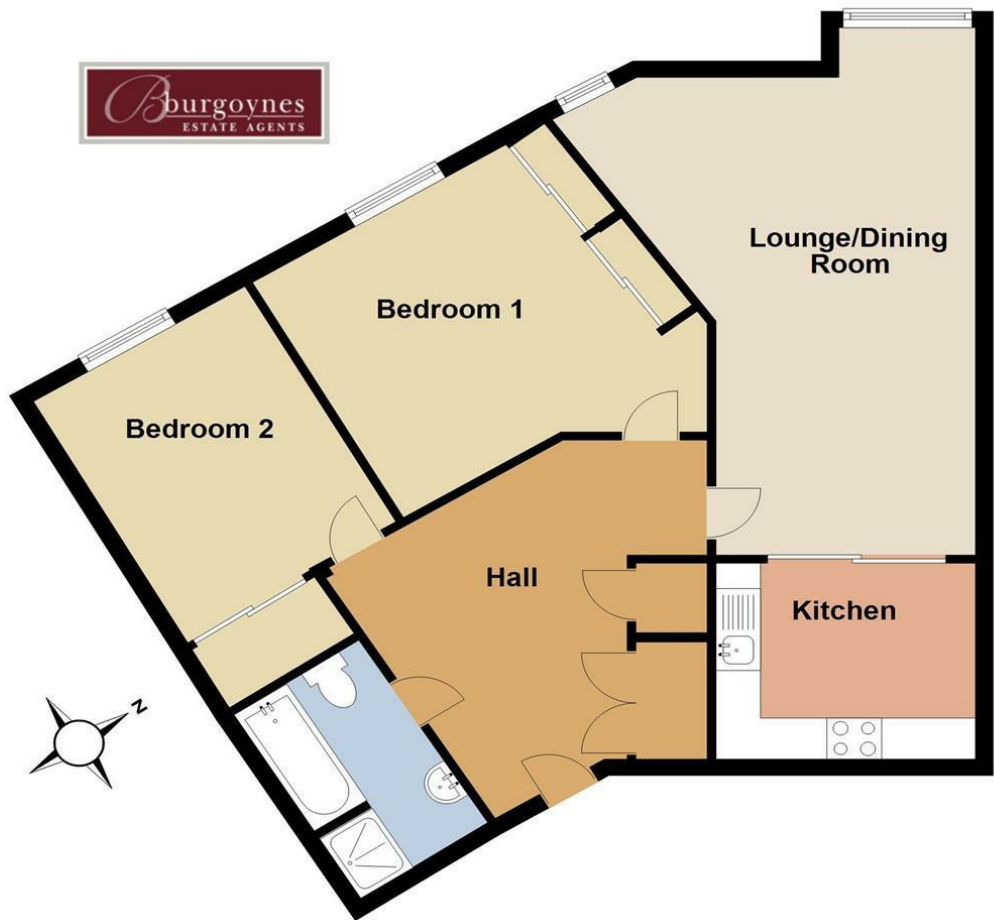
Information on Kingsgate - See Online



Directions



Floor Plan



Total area: approx. 73.7 sq. metres (793.6 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.

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