



FRANCIS LOUIS  
Residential



Pennsylvania Road, Exeter, EX4 6DH

Price Guide £80,000



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# Pennsylvania Road

Exeter, EX4 6DH

- NO CHAIN
- VIEWS
- RESIDENTS PARKING
- LOUNGE
- GREAT LOCATION
- DOUBLE BEDROOM
- KITCHEN

This exceptional one-bedroom first-floor retirement flat, ideally situated in the heart of Exeter City Centre, presents a blend of convenience and comfort, perfectly tailored for those desiring a well-connected and relaxed retirement lifestyle. Boasting picturesque views overlooking the nearby park and the bustling cityscape, this property offers a serene living environment. Enhanced by secure access measures, residents can enjoy both safety and tranquility. With the absence of any onward chain, this flat is ready for immediate occupancy, presenting an enticing opportunity for prospective buyers.



#### Hallway

Door to the communal hallway, large airing cupboard, doors to,

#### Shower Room

A walk in shower, a wash hand basin, a high level w/c,

#### Bedroom

Double glazed window to the rear aspect, two built in wardrobes and a dresser,

#### Lounge

Double glazed French Doors to the Juliet balcony, wall mounted heater, opening to,

#### Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop, inset sink, integral oven, inset hob, fridge freezer, microwave, washing machine and dishwasher.

#### Outside/ Parking

There is residents parking and electric charging points for mobility scooters



#### Communal information

As well as a resident's lounge, there is also a hairdressing salon, a launderette, a kitchen and outdoor seated patio area. A guest room is also available to hire from £30 per night.

#### Lease

There is 64 years left on the lease, the ground rent is £222 a year and the service charge is £3275 a year.

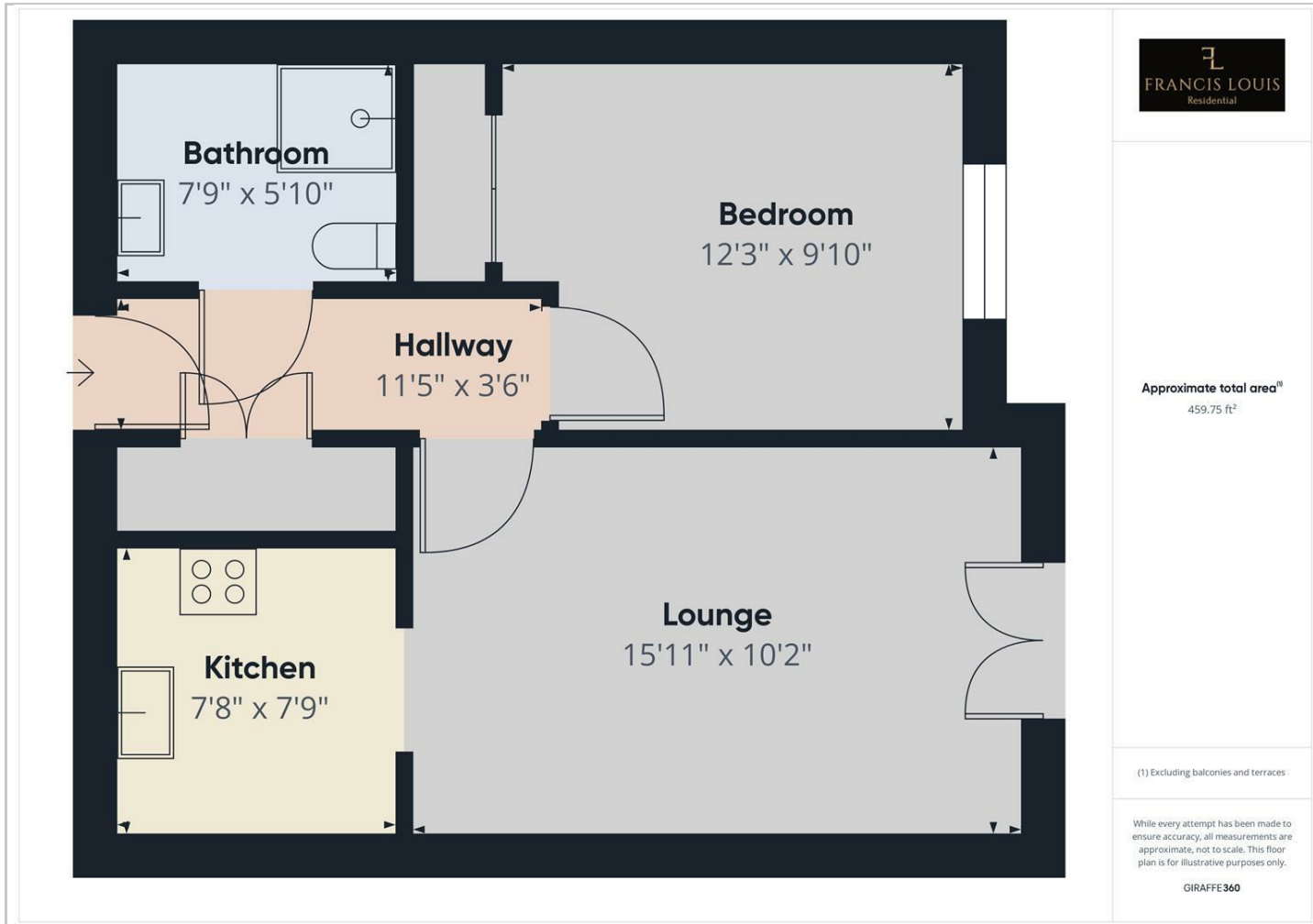
#### Agents Notes

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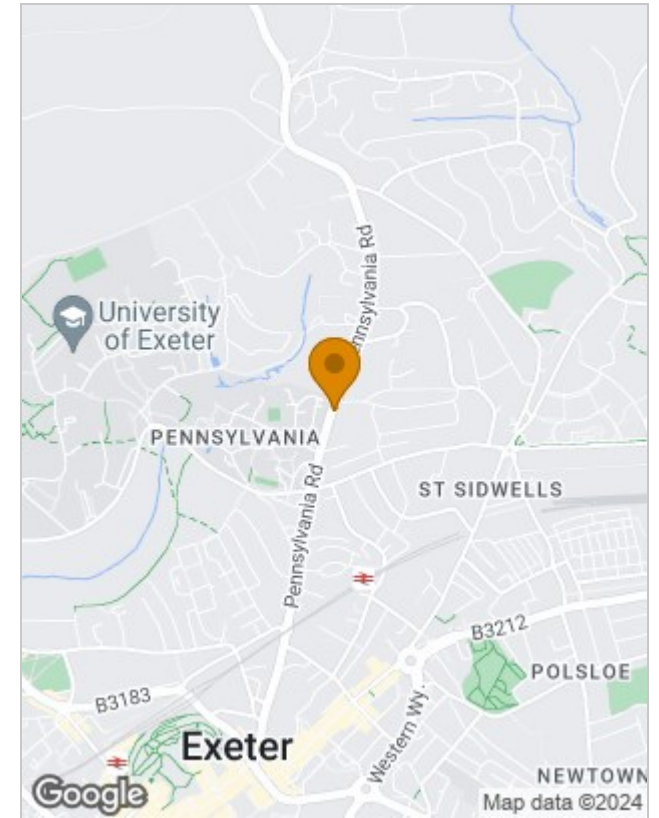




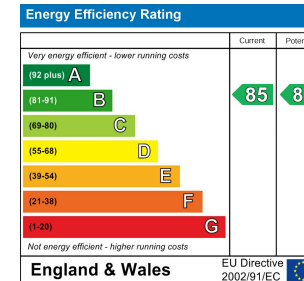
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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