



FRANCIS LOUIS
Residential



Kingsgate, Pennsylvania Road, Exeter, EX4 6DH
Asking Price £110,000





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Kingsgate, Pennsylvania Road

Exeter, EX4 6DH

- Ground Floor
- Kitchen
- Great Location
- Two double bedrooms
- Lounge Dining Room
- No Chain

Exceptional Two-Bedroom Ground Floor Retirement Flat in Exeter City Centre

Ideally situated in the heart of Exeter City Centre, this well-appointed ground-floor retirement flat offers a perfect blend of comfort, convenience, and security. Designed for those seeking a relaxed and well-connected lifestyle, the property features French doors opening onto the beautifully maintained communal gardens, providing a tranquil outdoor space to enjoy.

With secure access measures ensuring peace of mind and no onward chain, this flat is ready for immediate occupancy—an enticing opportunity for those looking to settle into a welcoming retirement community.

Don't miss out on this fantastic home—contact us today to arrange a viewing!



Prime Location in Exeter City Centre

This spacious and well-presented ground-floor retirement flat is ideally located in the heart of Exeter City Centre, offering both comfort and convenience. Designed for those seeking a relaxed and well-connected lifestyle, this property provides a perfect balance of independence and community living.

The flat features two generously sized double bedrooms, creating a peaceful retreat, and a spacious living room filled with natural light. French doors open onto the beautifully maintained communal gardens, offering a wonderful outdoor space to enjoy. Additionally, there is a versatile office/study, ideal for hobbies, reading, or relaxation.

The well-equipped kitchen offers ample storage and workspace, making meal preparation both practical and enjoyable. A modern bathroom and thoughtfully designed layout ensure a comfortable living experience.

With secure access measures providing peace of mind and no onward chain, this home is ready for immediate occupancy. Located just a short walk from local shops, cafes, and transport links, this is a rare opportunity to embrace a tranquil yet convenient retirement lifestyle.

?? Contact us today to arrange a viewing!



Lease Details

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

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

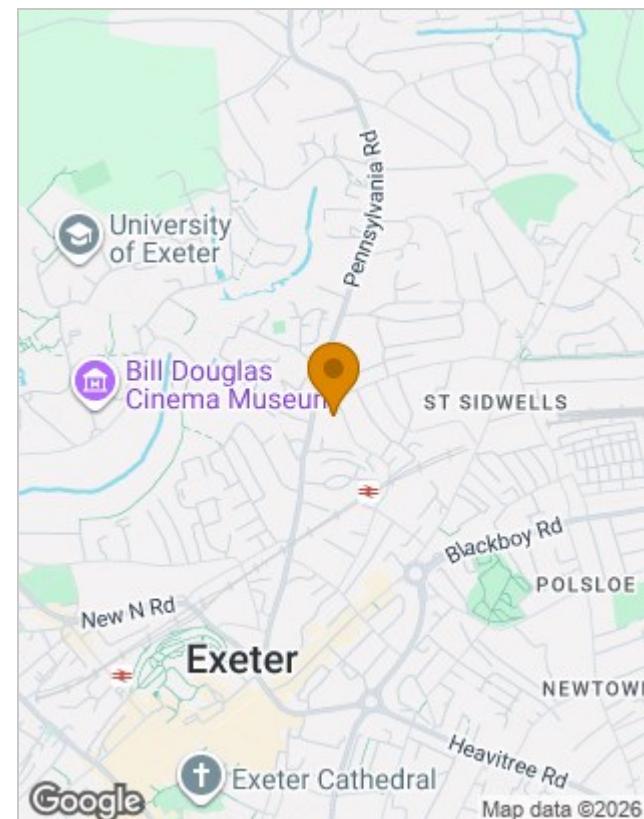




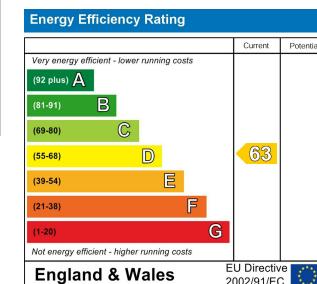
Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.