

**202 Kingsgate**

**Pennsylvania Road, Exeter, Devon, EX4 6DH**



**PRICE: £95,000**

**Lease: 99 years from 1988**

**Property Description:**

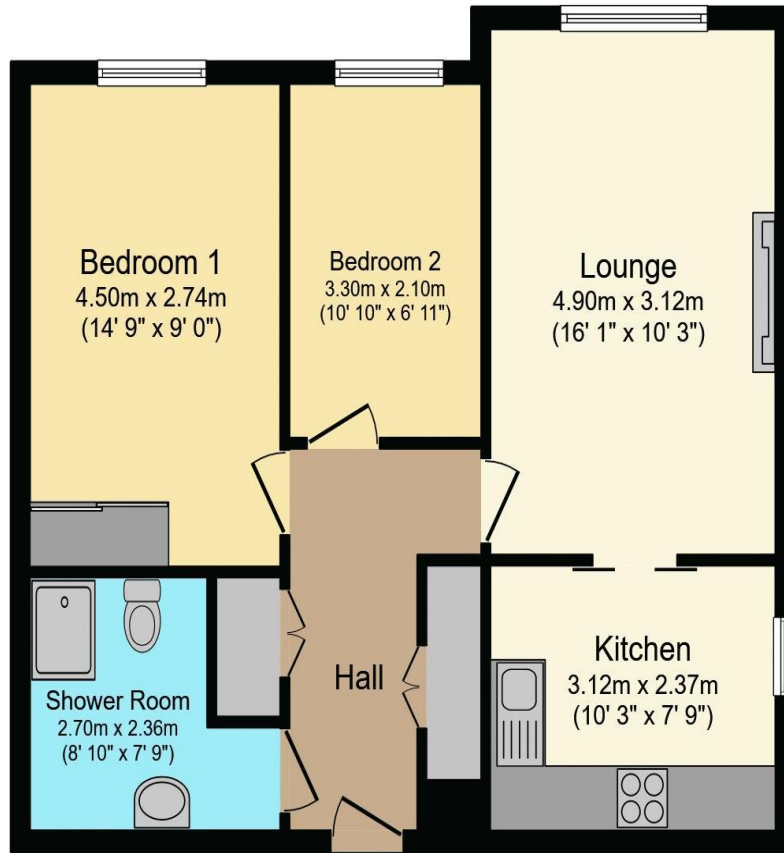
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Kingsgate was constructed by Secure Retirement and comprises 43 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge and Library  
Landscaped gardens  
Communal laundry  
Guest Suite  
Minimum Age 60

Development Manager  
Hairdressing/Chiropody Salon  
24 hour emergency Appello call system  
Lease 99 years from 1988



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 58.4 sq.m. (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.12.23**

**Annual Ground Rent:**

**£255.70**

**Ground Rent Period Review:**

**2034**

**Annual Service Charge:**

**£4263.22**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.