

310 Kingsgate , Pennsylvania Road, Exeter, EX4 6DH



Purpose built third floor one bedroom retirement flat, for over 60's, with resident management staff and emergency care alarm system close to City Centre. Accommodation comprises of, Entrance Hall, Living Room, Kitchen, Double Bedroom and Shower Room. The whole site is accessible for wheelchair users and the in house facilities include; Lift, Lounge, Laundry, Garden, Hairdressing Salon, Library and an area dedicated to guests. No onward chain.

Offers in the Region of £90,000 Leasehold DCX01785

310 Kingsgate, Pennsylvania Road, Exeter, EX4 6DT

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

With doors to the lounge, bedroom, bathroom. Large storage cupboard with hot water tank and shelving. Access to loft void above. Telephone intercom system and electric night storage heater.

Lounge 16' 0" x 10' 3" (4.885m x 3.119m)

Front aspect uPVC double glazed window. Feature fire place with wooden mantle, cove ceiling, telephone point, television point, electric night storage heater. Double doors through to the kitchen.



Kitchen 7' 11" x 7' 10" (2.411m x 2.383m)

Fitted range of eye and base level units with stainless steel sink with single drainer, roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space.



Bedroom 12' 4" x 9' 11" (3.758m x 3.031m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving, cove ceiling, television point, telephone point, wall mounted heater.



Shower Room

Fully enclosed shower cubicle, low level WC, wash hand basin, tiled walls, shaving point, heated towel rail, wall mounted heater, extractor fan.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

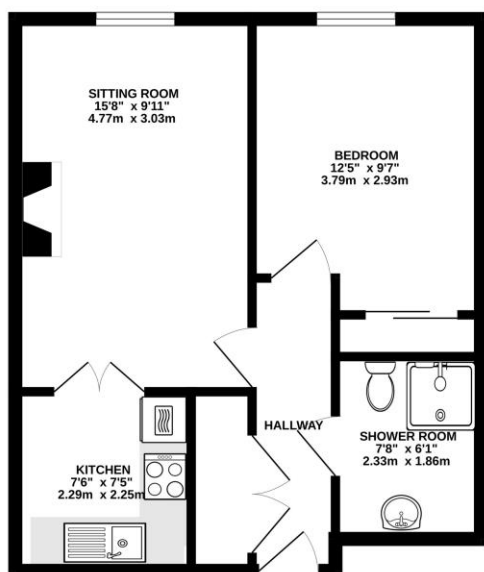
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Tenure

It is a condition of purchase that residents be over the age of 60 in order to qualify to purchase. Tenure - Leasehold (104 years remaining). Management Charges for 2023 - £3,490.58 to include buildings insurance and all water charges. Ground Rent - £100 paid every six months. Council Tax Band - B, Exeter City Council Existing pets generally accepted (subject to terms of lease and Freeholders permission etc).

THIRD FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq ft. (40.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergo 02024

Energy performance certificate (EPC)

310 Kingsgate Pennsylvania Road EXETER EX4 6DH	Energy rating	Valid until:	8 July 2034
	B	Certificate number:	0810-3039-7203-0424-8200

Property type	Top-floor flat
Total floor area	43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: