

## 4E Pennsylvania Park, Pennsylvania Exeter, EX4 6HB



Cooksleys are proud to present this spacious apartment located in the heart of highly regarded Pennsylvania. The Grade II\* listed property boasts spacious and versatile accommodation comprising of stunningly maintained communal entrance, private entrance hall, large lounge, kitchen diner, two double bedrooms, bathroom. Enjoying an elevated position with fine views, the property has beautifully maintained communal gardens and access to a private park for residents. The location sits perfectly within easy reach to the City Centre and the University's Streatham Campus.

**Offers in the Region of £275,000 Share of Freehold  
DCX02600**

# 4E Pennsylvania Park, Pennsylvania, Exeter, EX4 6HB

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

Access via solid wood front door with doors to the lounge, kitchen/ dining room, bedroom one, bedroom two and bathroom. Large storage cupboard. Shelving, telephone intercom point, thermostat control point and radiator.

**L-Shaped lounge 17' 6" x 19' 11" (5.344m x 6.065m)**  
Twin front aspect Sash windows with stunning views over Pennsylvania Park, the holden hills and Cathedral City Of Exeter. Gas fireplace with wooden mantle, television point, telephone point, cove ceiling, seating area and two radiators.



**Kitchen/ Dining Room 12' 7" x 9' 6" (3.835m x 2.906m)**

Rear aspect Sash window with view over the communal gardens. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Wood effect work surfaces, part tile walls, gas cooker point, further appliance space and large seating area.

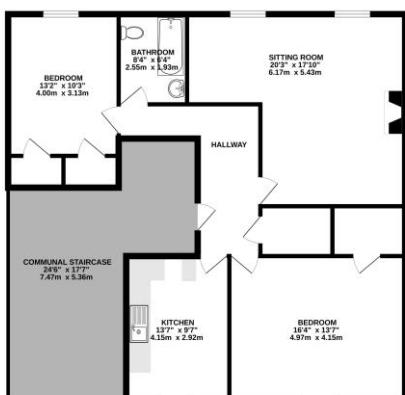


**Bedroom One 15' 5" x 12' 9" (4.709m x 3.895m)**

Rear aspect Sash window with view over the communal gardens. Shelving, large walk in storage cupboard, cove ceiling and radiator.



SECOND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx



**Bedroom Two 10' 2" x 13' 0" (3.088m x 3.969m)**

Front aspect Sash window with view over Pennsylvania park and the City beyond and estuary to the rear. Large walk in wardrobe, second storage cupboard housing a wall mounted boiler, picture rail, wall lights and radiator.



## Bathroom

Three piece white suite comprising panel enclosed bath, low level WC, wash hand basin with tiled splashback, shaver point, wall mounted heater and radiator.



## Garage

Garage in nearby block with metal up and over door.

Communal Laundry Room 7' 8" x 9' 7" (2.333m x 2.924m)

Stainless steel sink. Plumbing for washing machines. Tumble driers. Door to the rear garden.

## Communal Gardens

Outside, the property enjoys access to beautifully maintained communal gardens located to the rear of the building. Garden Pond. Patioed seating areas. Mature trees.



## Extra Information

Share of Freehold Lease: 999 years from 1975  
 Ground Rent: £1 Per Annum Service Charge: Approximately £3000 Per Annum Council Tax: Band 2  
 EPC not required: Grade II\* Listed

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.

