226 Kingsgate Pennsylvania Road, Exeter, EX4 6BH
Price Guide £110,000

FRANCIS LOUIS
Residential

This beautifully maintained and naturally bright two-bedroom, second-floor corner apartment sits within the highly regarded Kingsgate retirement development, enjoying stunning views across the neighbouring park and towards Exeter city centre. The property combines comfortable living, generous space and a peaceful setting, supported by a warm and well-managed community. With the added benefit of three visitor parking badges, welcoming guests is always convenient.

Internally, the apartment offers an excellent flow of accommodation. The main living room is bright and inviting, enhanced by large windows that capture the impressive outlook—an ideal spot for relaxing or entertaining. The separate, modern kitchen provides ample work surfaces and storage, complete with integrated appliances for ease of living.

There are two generously sized bedrooms, each offering good flexibility for residents or visiting family. A well-appointed shower room serves the apartment, ensuring practicality and comfort for day-to-day living.

Kingsgate is known for its friendly atmosphere and well-kept communal areas, offering both peace and sociability. The elevated position of the flat means residents can enjoy delightful park and city views while still benefiting from close proximity to Exeter's shops, cafés, bus routes and amenities.

Further features include lift access, secure entry and beautifully maintained grounds. Offered with no onward chain, this property provides a straightforward and appealing opportunity for those seeking a relaxed and convenient retirement home in a superb Exeter location.

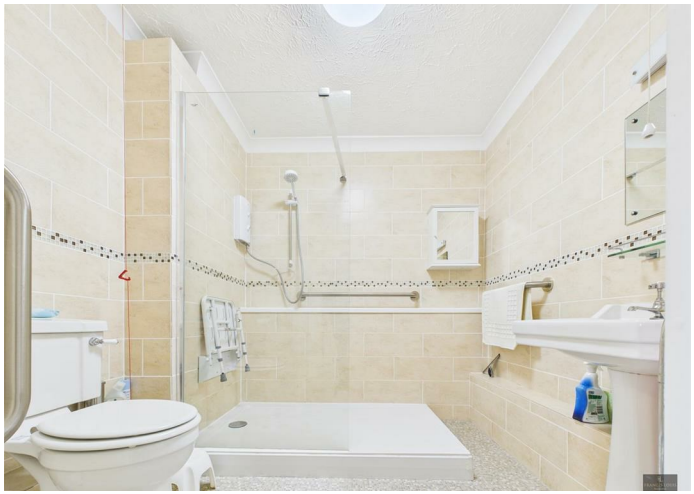
Inside

Inside, the flat offers a wonderful sense of space, light and comfort throughout. The moment you enter, you are met with a bright and airy atmosphere that flows naturally from room to room. The main living room is a standout feature, enhanced by its large windows that not only fill the space with natural light but also frame the beautiful views across the park and towards Exeter's skyline. This generous room easily accommodates both living and dining furniture, creating a warm and sociable environment ideal for relaxing or entertaining.

The separate kitchen continues the theme of practicality and style. Modern in design and fitted with integrated appliances, it provides excellent storage and worktop space, making day-to-day living convenient and enjoyable. Its thoughtful layout ensures everything is within easy reach while maintaining a clean and contemporary feel.

Both bedrooms are impressively spacious, offering flexibility depending on your needs—whether as comfortable sleeping accommodation, a guest room, study or hobby space. Their generous proportions allow for plenty of furniture without ever feeling crowded, and each room benefits from a pleasant outlook and natural brightness.

A well-appointed shower room completes the interior, offering modern fittings, easy accessibility and a fresh, streamlined aesthetic. The overall layout of the flat is exceptionally well balanced, providing the perfect combination of comfort, practicality and generous living space, all designed with ease of living firmly in mind.



Location

The Kingsgate development enjoys a superb position close to Exeter city centre, offering a peaceful setting with the convenience of nearby amenities. Overlooking attractive parkland, the apartment benefits from a wonderfully green outlook and far-reaching views across the treetops towards Exeter's skyline, creating a calm and scenic environment.

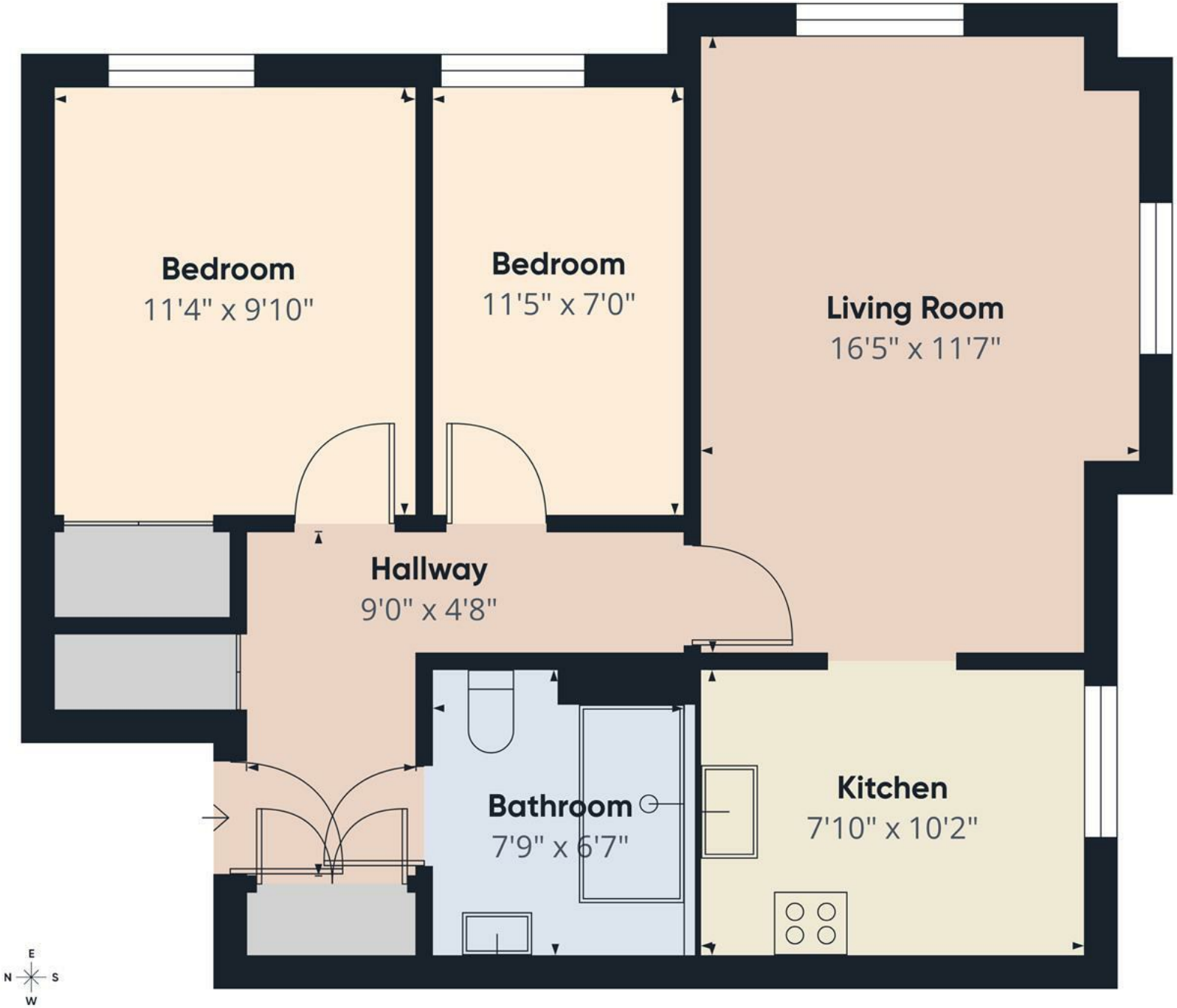
Despite its tranquil feel, the location is extremely well connected. Local shops, cafés, pharmacies and everyday essentials are all within easy walking distance, while excellent bus routes provide quick access into central Exeter. The surrounding open spaces and pathways offer pleasant spots for strolls and outdoor enjoyment, adding to the appeal of this well-regarded area.

Kingsgate is known for its friendly community atmosphere and well-maintained surroundings, providing a comfortable and reassuring setting for retirement living. With its blend of greenery, convenience and strong transport links, the location offers an ideal balance for those seeking both independence and accessibility.

Lease

The service charge is £365.18 PCM
The half-yearly ground rent is £127.85

The original term of the lease started from 1 Aug 1989 and has recently been extended by 60 years. As of 2026 there are 122 years left on it.



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Approximate total area(1)

608 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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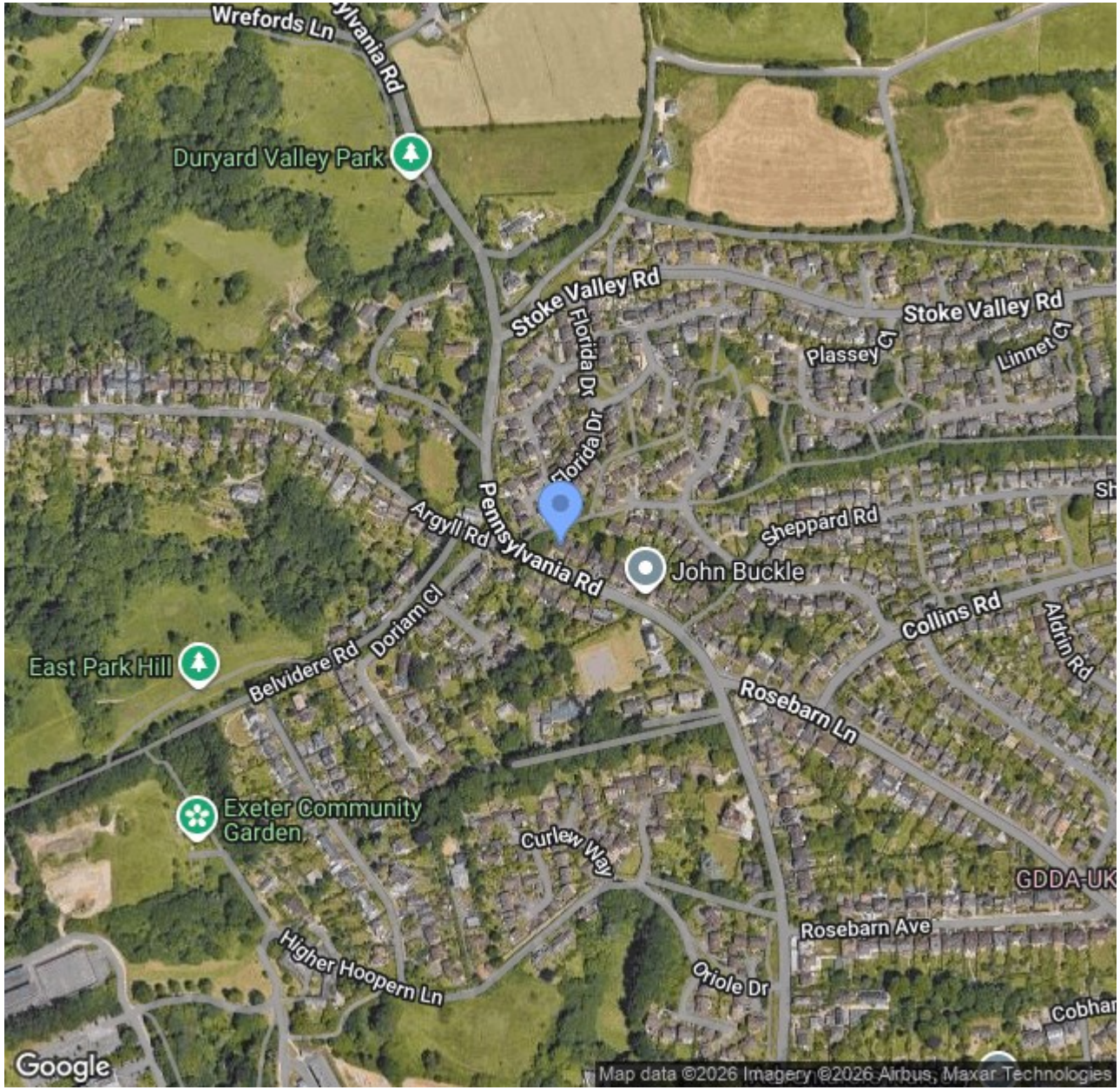

- Well-maintained two-bedroom second-floor end retirement apartment in Kingsgate
- Stunning elevated views over a park and towards Exeter city centre
- Newly extended Lease
- Separate modern kitchen with integrated appliances
- Two generously sized bedrooms offering flexible use
- Well-appointed shower room for practical day-to-day living
- Includes three visitor parking badges for convenient guest access
- Lift access, secure entry and well-kept communal areas
- Peaceful setting with a strong community feel
- Close to shops, cafés, bus routes and central Exeter; offered with no onward chain

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