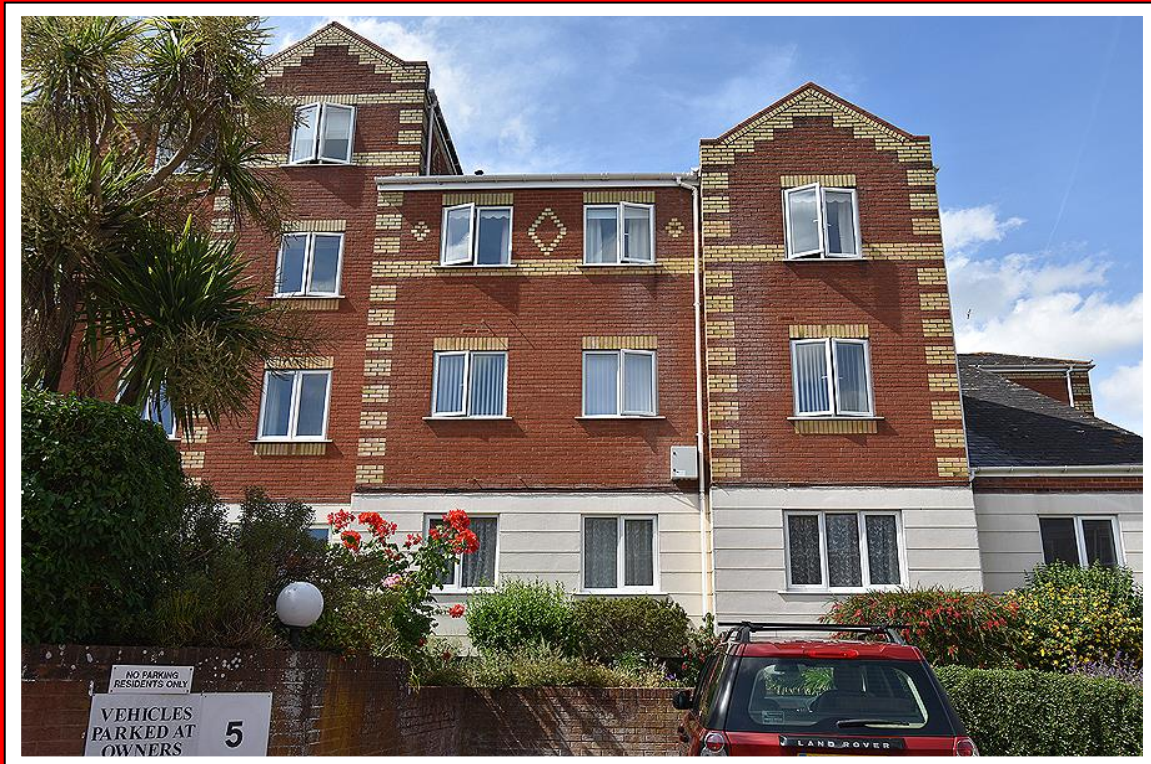




**116 KINGSGATE  
PENNSYLVANIA ROAD  
EXETER  
EX4 6DH**

PROOF COPY



**£145,000 LEASEHOLD**



**A beautifully presented purpose built first floor retirement apartment occupying a highly convenient position providing good access to local amenities and Exeter city centre. Two bedrooms. Reception hall. Lounge/dining room. Refitted modern kitchen. Refitted modern shower room. Lift to all floors. Communal facilities including lounge, communal gardens, kitchen, library, laundry room and guest suite bookable by the scheme manager. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Front communal door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs or lift lead to:

### **COMMUNAL FIRST FLOOR LOBBY**

Door to:

### **COMMUNAL HALLWAY**

Private front door leading to:

### **RECEPTION HALL**

A spacious hallway. Laminate wood effect flooring. Night storage heater. Smoke alarm. Double width airing cupboard with lagged hot water cylinder and fitted shelving. Deep double width storage cupboard with hanging rail and fitted shelf. Telephone intercom. Door to:

### **LOUNGE/DINING ROOM**

16'0" (4.88m) x 11'8" (3.56m). A light and spacious room with marble effect fireplace, living flame effect electric fire, raised hearth, fire surround and mantel over. Night storage heater. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Square opening to:

### **KITCHEN**

11'8" (3.56m) x 7'10" (2.39m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated fridge. Space for fridge and separate freezer. Integrated slimline dishwasher. Integrated microwave/grill.

From reception hall, door to:

### **BEDROOM 1**

14'8" (4.47m) x 9'6" (2.90m). Fitted with a range of quality built in bedroom furniture consisting of two double wardrobes, one triple wardrobe, matching bedside units with range of overhead storage cupboards and large nine drawer chest. Electric wall heater. Television aerial point. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter, including Cathedral and beyond.

From reception hall, door to:

### **BEDROOM 2**

11'0" (3.35m) x 6'8" (2.03m) maximum into wardrobe space. Range of quality built in wardrobes, incorporating three drawer chest, to one wall providing hanging and shelving space. Electric wall heater. uPVC double glazed window to front aspect again with fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From reception hall, door to:

### **SHOWER ROOM**

7'10" (2.39m) x 9'5" (2.87m) maximum reducing to 6'8" (2.03m). A refitted modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin. Tiled wall surround. Light/shaver point. Extractor fan. Electrically heated towel rail. Electric heater.

### **COMMUNAL FACILITIES**

The property benefits from the use of the communal lounge, kitchen, library, laundry room and guest suite bookable via the scheme manager. Residents also have the use of the communal gardens/grounds. Kingsgate has its own onsite manager with pull cords in case of emergency.

### **AGENTS NOTE**

**Residents are accepted from the age of 60+**

### **TENURE**

**LEASEHOLD.** We have been advised that a lease term of 99 years was granted in 1989 (65 years remaining)

### **SERVICE CHARGE**

The current charge is £4,120 per annum

### **GROUND RENT**

£128 payable every 6 months.

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead up into Pennsylvania Road. At the traffic light/crossroad junction turn right into Union Road and the Kingsgate development will be found on the right hand side.

## VIEWING

**Strictly by appointment with the Vendors Agents.**

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties.

We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

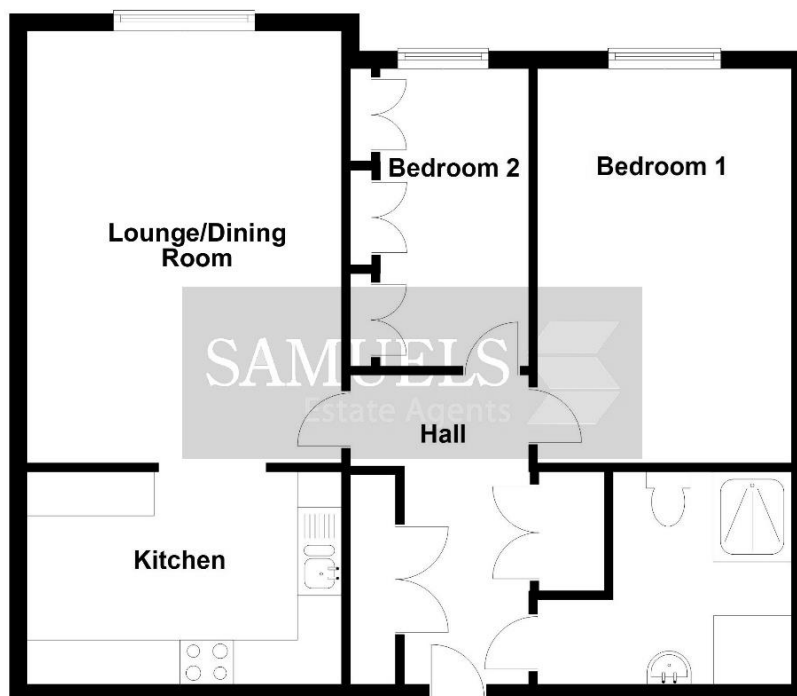
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

**CDER/0623/8443/AV**



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		