



Flat 6, 1 Pennsylvania Park, Exeter, EX4 6HB
£175,000 Share of Freehold



Pennsylvania Park, Pennsylvania

1 Bedroom, 1 Bathroom

£175,000

A superbly located ground floor apartment located in the heart of highly regarded Pennsylvania. The Grade II* listed property boasts versatile accommodation comprising of large lounge/diner, kitchen, bedroom, bathroom. The property has beautifully maintained communal gardens and access to a private park for residents. The park has elevated views over the City. The location sits perfectly within easy reach to the City Centre and the University's Streatham Campus.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Accessed via solid wood twin doors leading into lounge/diner.

LOUNGE/DINER 21' 5" x 12' 7" (6.535m x 3.846m) Shelving. Television point. Door to the Bathroom. Storage cupboard housing the hot water tank. Access leading to the Kitchen. Radiator

KITCHEN 11' 2" x 9' 1" (3.427m x 2.781m) Fitted range of eye and base level units. Part tiled walls. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Stainless steel sink with single drainer. Shelving. Tiled floor. Radiator.

BEDROOM 15' 6" x 13' 4" (4.733m x 4.077m) Hanging space. Wooden door with panel enclosed glass leading to outside entrance area. Television point. Electric flame effect fireplace with wooden mantle. Radiator.

BATHROOM Four piece white suite comprising enclosed bath, low level WC, wash hand basin with

mixer tap, enclosed shower cubicle. Extractor fan. Side aspect wooden framed window. Heated towel rail. Wall lights.

LEASE INFORMATION The property is a share of freehold with a lease behind the freehold of 90 years approximately.
The service charge is currently £175 pcm.







LOWER GROUND FLOOR PLAN (BASEMENT)

Martin & Co Exeter

68 South Street • Exeter • EX1 1EE

T: • E:

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title deeds, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate agreement. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate agreement. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

