

4b, Pennsylvania Park, Pennsylvania, Exeter, EX4 6HB



Cooksleys are proud to present this stylish and immaculately presented ground floor 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, two reception rooms, kitchen, two double bedrooms (including master en-suite) and 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 £350,000 Share of Freehold
DCX01735

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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:

Communal Entrance Hall

Accessed via twin solid wooden doors. Parquet flooring. Leaded light doors leading through to the Inner communal hallway. Turning staircase to the laundry room and the first floor.



Entrance Hall

Accessed via solid wooden front door. Doors to the lounge, dining room, bedroom one, bedroom two and bathroom. Storage cupboard with hanging space and shelving. Telephone intercom system. Ceiling rose. Cove ceiling. Telephone point. Radiator.

Lounge 17' 0" x 13' 5" (5.18m x 4.09m)

Front aspect sash windows with views over Pennsylvania Park. Built in shutters. Electric flame effect fireplace with marble mantle and tiled surround. Marble hearth. Ceiling Rose. TV point. Radiator.



Dining Room 11' 9" x 9' 5" (3.592m x 2.865m)

Rear aspect sash windows with views over the communal garden. Wall lights. Access to the loft void above. Radiator. Door through to:



Inner Hallway

Understairs storage cupboard. Utility space. Radiator. Access through to:



Kitchen 9' 10" x 7' 10" (2.99m x 2.39m)

Rear aspect window with view over the communal garden. Fitted range of eye and base level units with sink and a half with mixer tap and single integral drainer. Concealed wall mounted boiler. Integrated oven with hob and extractor above. Built in microwave. Plumbing for dishwasher and washing machine. TV point. Radiator.



Bedroom One 14' 3" x 11' 10" (4.34m x 3.60m)

Rear aspect sash window with built in shutters. Cove ceiling. TV point. Radiator. Opening doors to:



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.



Walk in Wardrobe 7' 0" x 5' 0" (2.138m x 1.515m)

Shelving and hanging space. Access to the loft void above.

Wet Room

Rear aspect frosted sash window. Walk mounted shower. Low level WC. Wash hand basin with storage below. Fully tiled walls. Heated towel rail. Extractor. Tiled flooring. Radiator.

Bedroom Two 11' 8" x 10' 3" (3.561m x 3.121m)

Front aspect sash windows with built in shutters. Built in wardrobe with hanging space and shelving. Wall lights. Radiator.



Bathroom

Three piece suite comprising enclosed bath with hand held shower above. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Extractor. Tiled flooring.

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

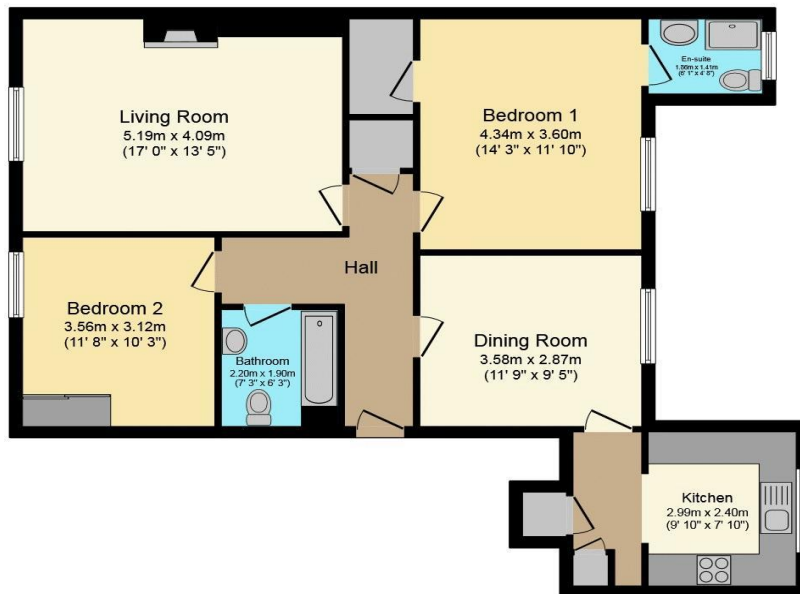
Stainless steel sink. Plumbing for washing machines. Tumble driers. Door to the rear garden.

Garage

Electric. Metal up and over door.

Other 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



Floor Plan

Floor area 90.9 sq.m. (979 sq.ft.) approx

Total floor area 90.9 sq.m. (979 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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