

118 Kingsgate

Pennsylvania Road, Exeter, Devon, EX4 6DH



PRICE: £90,000

Lease: 99 years from 1988

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT Kingsgate was constructed by Secure Retirement and comprises 43 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge and Library
Landscaped gardens
Communal laundry
Guest Suite
Minimum Age 60

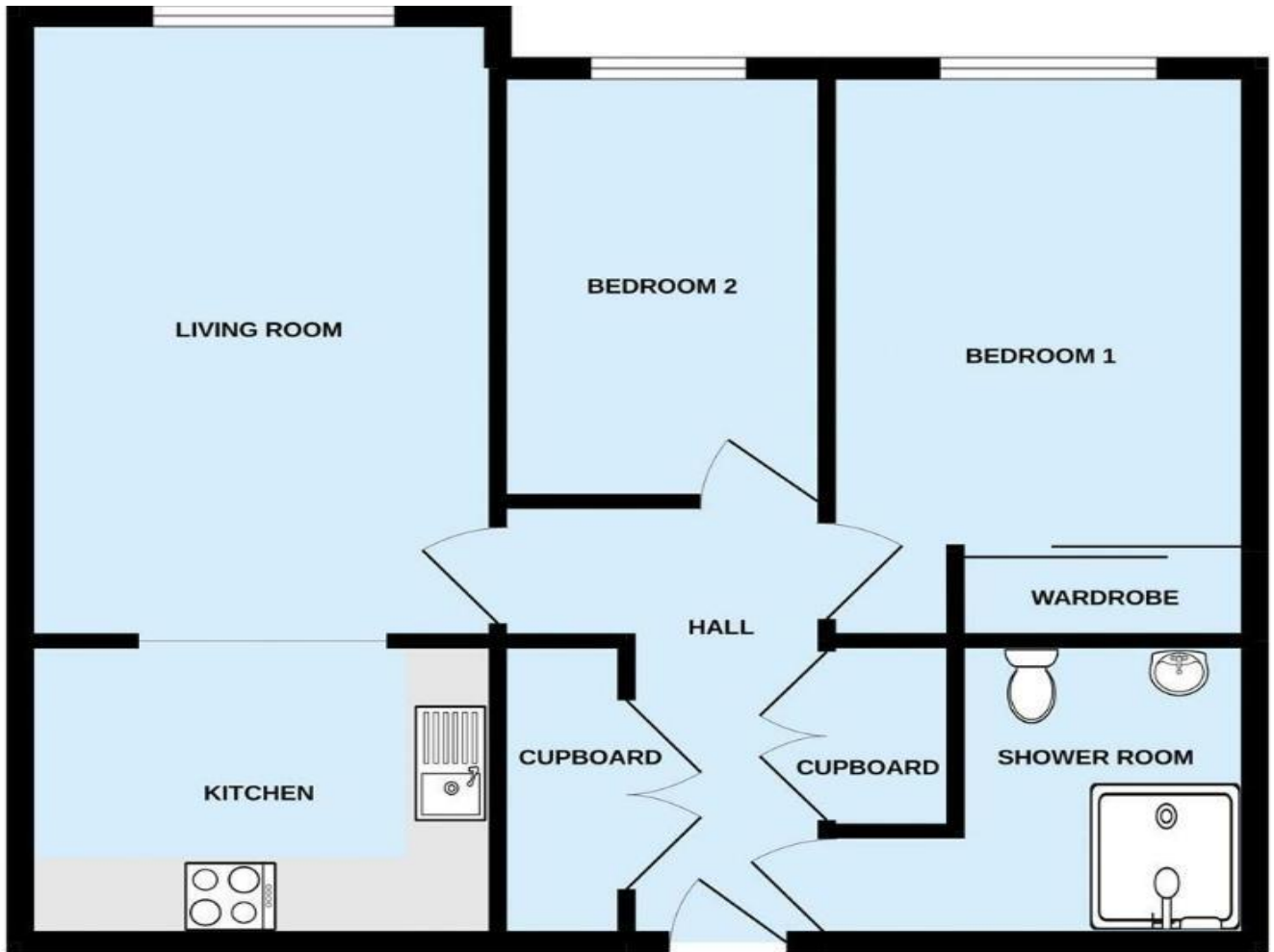
Development Manager
Hairdressing/Chiropody Salon
24 hour emergency Appello call system
Lease 99 years from 1988



**For more details or to make an appointment to view, please contact
Rachel Hazell**

Visit us at
retirementhomesearch.co.uk

RETIREMENT
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TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.12.24

Annual Ground Rent:

£255.00

Ground Rent Period Review:

2034

Annual Service Charge:

£3,359.79

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.