



4a, Pennsylvania Park



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Exeter, Devon, EX4 6HB

Pennsylvania Park, situated in one of Exeter's most desirable locations, provides a unique opportunity to purchase a stunning two-bedroom apartment with charming character features.

- Service Charge £1200 per year, paid bi-annually. Potentially changing subject to review.
- Ground Rent £1 per year.
- Remains of a 999-year lease, established in 1978.
- Residents Parking
- Stunning communal gardens
- Charming Grade II\* Listed building.
- Recently renovated.

Offers In Excess Of £340,000

## SITUATION

The property is enviably positioned on a quiet road whilst taking an elevated situation overlooking almost two acres of picturesque gardens. Pennsylvania is an area of Exeter boasting ample links to the City Centre and its amenities. Additionally, Exeter University's Streatham Campus, one of the UK's leading Universities and part of the Russell Group, is within a short walking distance from the property. Further afield, Exeter is a bustling City with ample transport links, Exeter Central and Exeter St. Davids provide direct lines to London as well as Exeter Airport offering both domestic and international flights, with a growing number of routes.

## OUTSIDE

Externally, there are many unexpected features, a private patioed terrace to the rear, coupled with the incredibly useful utility/storage room. To the front of the property is a barrelled cellar, with two rooms making for ideal storage space. Residents of Pennsylvania Park also benefit from access to either of its private gardens, to the rear, a tranquil outside space accessed via the main building for residents of houses three and four, and to the front, nearly two acres of private parklands, something unique when within such close vicinity of the City Centre.



## ACCOMMODATION

Upon entrance, a spacious entrance hall which could be used as a study space, leading onto the hallway giving access to the remainder of the property. To the right-hand side is integrated storage and in front, access to the newly installed stunning bathroom, comprising of high-quality tiling, walk-in shower, bath, underfloor heating, toilet and basin. To the left of the hall way is the first door leading into bedroom two, a spacious double with built in wardrobe space. Additionally, on the left is access into the living/dining room, a private and cosy space. At the end of the hallway is access into the master bedroom, an impressive room with built in wardrobe space and access to the terrace via French doors. To the right of the hall way is the recently fitted kitchen, also benefitting from recent upgrades such as a fridge/freezer, dishwasher as well as multiple cupboards.

## DESCRIPTION

This Grade II\* listed building comprises of over 1100SQFT of versatile and spacious accommodation throughout, having been extensively renovated by the current owners the apartment is the perfect blend of City living whilst still maintaining its character. Via a private entrance, the property comprises of a multipurpose entrance space, making for a beautiful study or reading room, leading into a light and airy hallway providing clever built in storage space. Off of the hall way is access to the remainder of the property, a generously sized room with integrated storage makes for a perfect second bedroom. The lounge/dining room makes for a perfect social space, as well as character features such as tall sash windows. The master bedroom is an exceptional size and has French doors leading onto the private, low maintenance terrace accessing a hugely beneficial utility/store room. The kitchen has been newly fitted and boasts a high finish, and an integrated cooker/hob. Continuing the high spec finish throughout is the bathroom, complete with underfloor heating, a large walk in shower and separate bath.

## SERVICES

All mains connections. High Speed Broadband.

## DIRECTIONS

From Southernhay East take a left onto Paris Street and pass through two sets of traffic lights, at the third, take a right onto Longbrook Street and remain on the road, over the mini roundabout leading onto Pennsylvania Road. Stay on the road, heading up the hill until you take a right onto Beech Avenue, follow this around and then take a left onto Pennsylvania Park – the property will be on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

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