

Southernhay East, Exeter, EX1 1PD

£310,000

A contemporary two bedroom, two bathroom Apartment in Trinity Court, Southernhay, on the first floor with lift and parking just a stones throw away from Princesshay, Cathedral Green and Exeter's thriving High Street.

Winkworth

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In Brief;

A contemporary apartment in Trinity Court, Southernhay, with two bedrooms, two bathrooms, allocated parking and lift access.

You are minutes' walk from Princesshay, Cathedral Green and all the amenities that Exeter offers.

The property;

A gated driveway off Southernhay East leads to the allocated underground parking area, lift and main doorway to the apartments.

From the main communal entrance, access to all properties in the block and lift to upper floors.

Private door to the flat and into the bright hallway which has built in storage and a double door utility cupboard giving plumbing and power for a washer/dryer and housing the Vent Axia ventilation system. There is also a modern slimline radiator in the hallway. Off the hallway is the open plan Living/Dining/Kitchen area, bedroom one with en-suite, bedroom two and main bathroom.

All rooms have windows to the side aspect.

The open plan living space has a high spec kitchen area to one end with built in soft close wall and base units, integrated Miele double oven. electric hob with extractor over, integrated fridge/freezer and inset stainless steel sink.

There is room for a dining table and chairs and at the far end of the room there is space for relaxed seating.

The window has an aspect to the rear with slimline radiator under.

Bedroom one is a compact double with built in storage and en-suite.

The fully tiled en-suite comprises a shower cubicle, wash hand basin, low level WC and ladder style heated towel rail.

Bedroom two is another double with built in storage and slimline radiator under the window.

The main bathroom has been recently refurbished providing a fully accessible wet room with waterproof panelling, floating wash hand basin and low level WC. There is a ladder style heated towel rail and adequate shelving and storage.

Services & Connectivity;

Mains electric, gas, water and sewerage.

Council Tax Band C

Leasehold - 990 years from 2016

Service charges for 2025 - £ 483.44 pcm

Broadband - Ultrafast 1000 Mbps-100 Mbps

Mobile - good signal dependant on provider

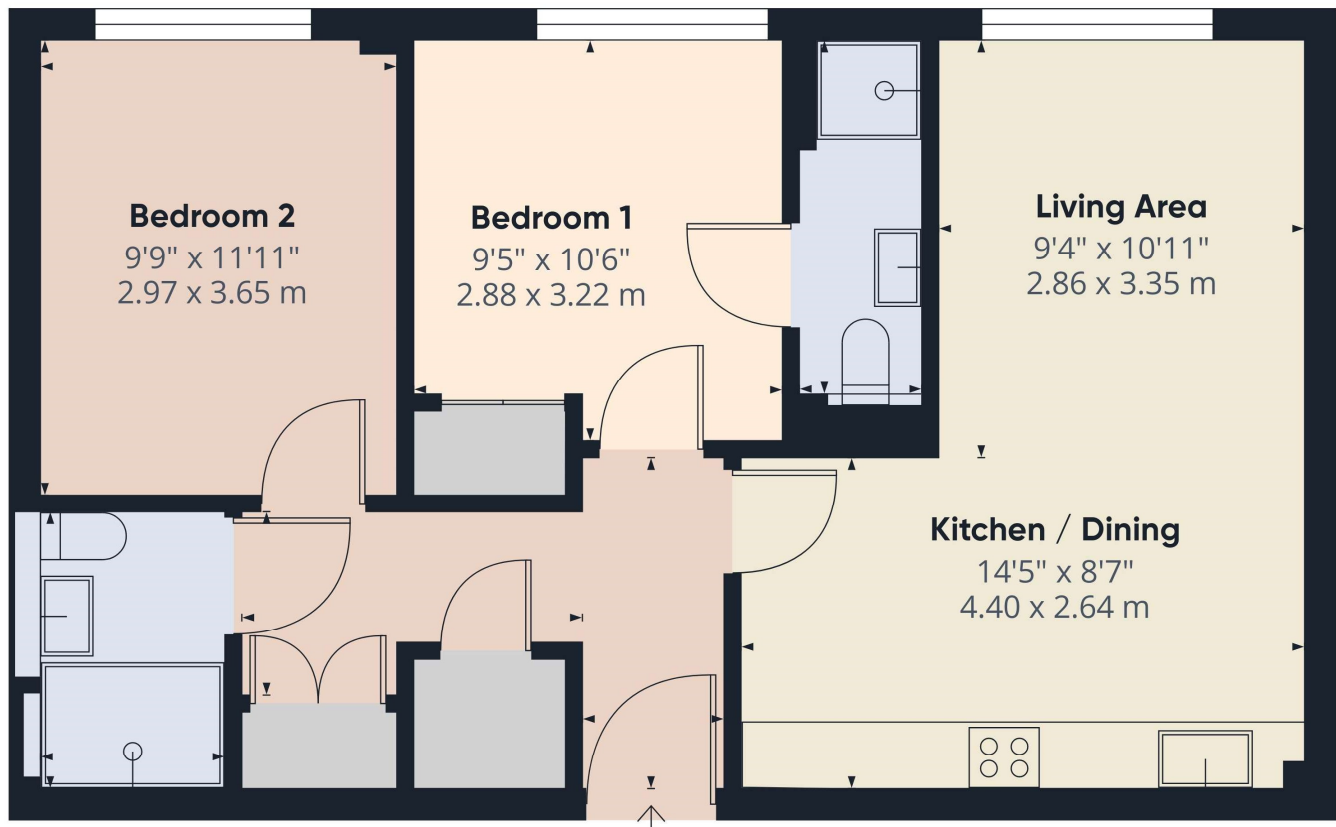


At a Glance....

Modern Apartment
Two Bedrooms
En-suite Bathroom to Main Bedroom
Open plan Kitchen/Dining/Living
Wet Room
Gated Secure Parking
Lift to all floors
Central Southernhay Location

PROPERTY INFORMATION:

Leasehold – 990 years from 2016
Council tax Band: C
Service Charges - £ 483.44 pcm for 2025
Mains electric, gas, water and drainage
Heating system run on mains gas via an Evinox
Heating Exchange system which is controlled via a
panel in the flat.
Broadband - Ultrafast 1000 Mbps-100 Mbps
Mobile - good signal dependant on provider



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

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