

Southernhay East, Exeter, EX1 1PD

Offers Over £280,000

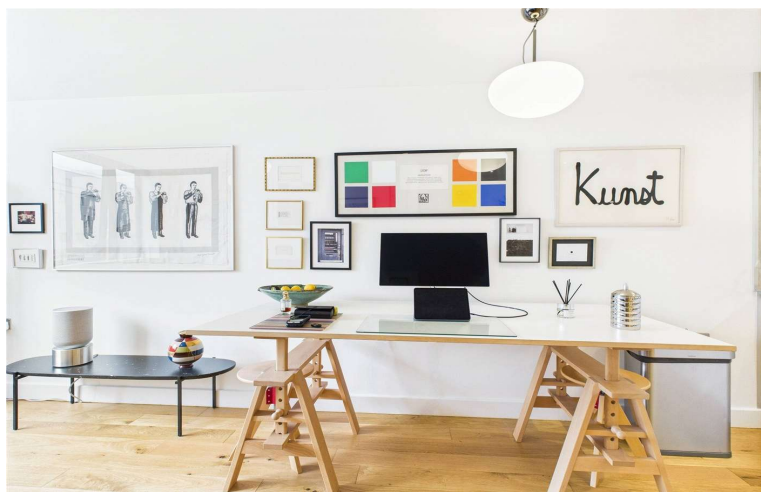
A contemporary two bedroom, two bathroom Apartment in Trinity Court, Southernhay, on the first floor with lift and parking just a stones throw away from Princesshay, Cathedral Green and Exeter's thriving High Street.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Summary

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.

Property Description

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.

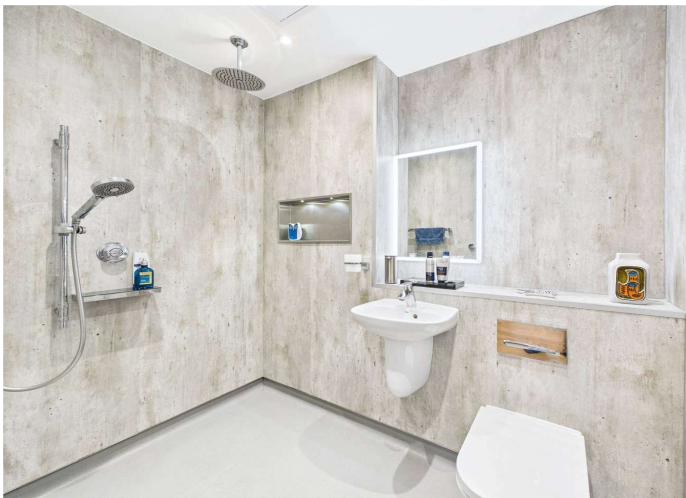
The window has an aspect to the rear with slimline radiator under.

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.

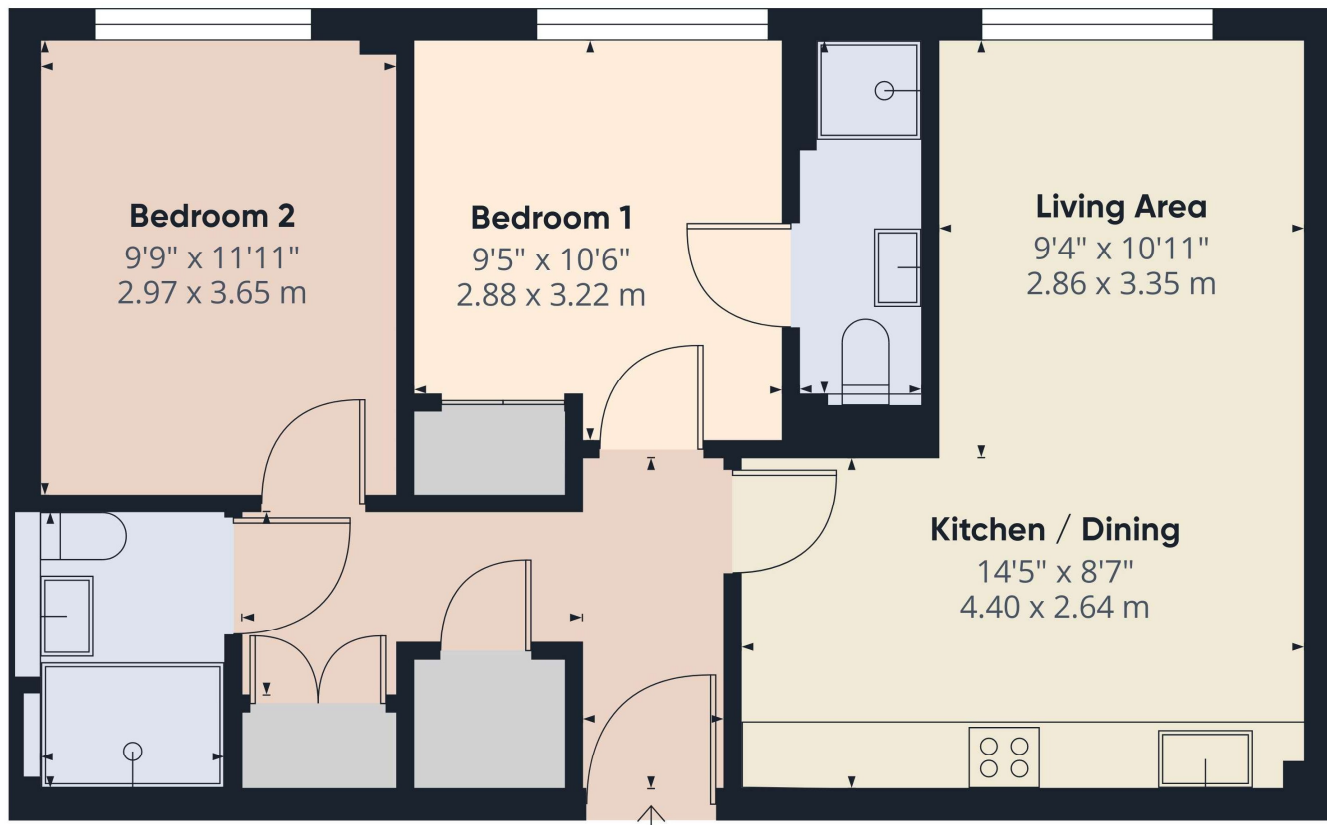


At a Glance:

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 Evinor
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		

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, Anti Money Laundering compliance and source of funds checks. A charge of £25 including VAT is levied for each verification carried out.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk