



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating Exchange
System



No Parking



No Garden



Council Tax Band: B

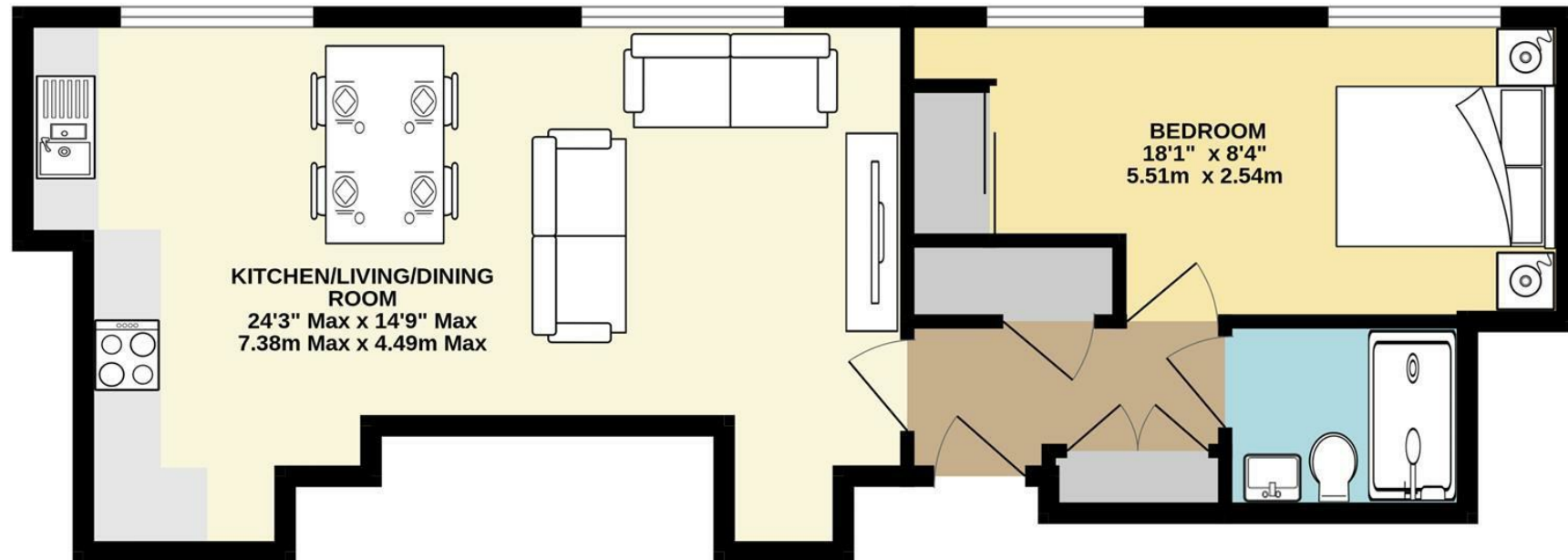
£270,000 Leasehold

Trinity Court,

Southernhay East, Exeter, EX1 1PD

www.naomijryan.co.uk

FIRST FLOOR



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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SUMMARY

A beautifully presented first-floor apartment with one bedroom, situated in the heart of Southernhay and offered for sale with no onward chain. The current owners have made significant improvements to the property, including upgrades to the kitchen and shower room. The apartment boasts views over the grounds of the adjacent Southernhay House Hotel and provides excellent access to the City Centre and Exeter's Historic Quayside.

The accommodation is spacious and includes an entrance hall, an open plan living/dining area with a modern fitted kitchen, a double bedroom featuring a fitted wardrobe, and a contemporary shower room.

Early internal viewing is highly recommended for this remarkable apartment.

LEASEHOLD INFORMATION

Length of Lease: 999 Years from 2015

Annual Service Charge: £2,538 per annum.

Service Charge Review Period: Annually

MATERIAL INFORMATION

Construction notes: Concrete frame with infill brick panels and solid concrete floors.

Utilities: Mains water, electricity, and drainage. Current broadband provider: Virgin.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



