21, Trinity Court

STAGS

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Southernhay East, Exeter, EX1 1PD

Exeter Central Station (0.4 Miles), Princesshay centre (0.2 Miles).

A contemporary two-double bedroom apartment in the heart of Exeter's historic Southernhay, benefiting from lift access, secure underground parking and no onward chain.

- No onward chain
- Principal with en-suite
- Built-in wardrobes
- Central Southernhay location
- Leasehold: 999 years from 2012
- Two double bedrooms
- Open-plan kitchen/living/dining
- Lift access
- Secure underground parking
- Council tax band: C

Offers In Excess Of £275,000

SITUATION

Trinity Court is set within Southernhay, an area renowned for its attractive tree-lined gardens, unique and characterful properties, and its position at the heart of Exeter's professional district. The development is moments from Princesshay and the extensive facilities it affords, including a wide array of shops, restaurants, cafés and bars. Exeter Central train station is within walking distance, providing excellent links across the country.

Exeter offers a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities, and a wealth of shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. The city benefits from regular rail services to London and an international airport, making it a highly convenient and well-connected place to live.

DESCRIPTION

This well-presented second-floor apartment offers generous open-plan living in a prime central location. The property enjoys excellent natural light, far-reaching views over the city and towards the Haldon Hills, and the additional benefit of secure underground parking. Lift access to all floors makes the apartment suitable for a wide range of purchasers, including those seeking a city base, investment opportunity or home within walking distance of Exeter's extensive amenities. The property is offered to the market with no onward chain.

ACCOMMODATION

Upon entering the apartment, you are welcomed by a generous hallway with doors leading to all principal rooms, along with both a useful storage cupboard and an airing cupboard.

To the right, the hallway opens into the superb open-plan kitchen/dining/sitting room. This bright and airy space is filled with natural light and enjoys far-reaching views over the city and towards the Haldon Hills. The modern kitchen is fitted with a stylish range of matching wall and base units with ample worktop space, and includes integrated appliances such as a dishwasher, fridge/freezer, oven and four-ring electric hob. The open layout provides an ideal setting for everyday living and entertaining. Bedroom One is a spacious double room featuring built-in wardrobes and a private en-suite shower room. Bedroom Two is also a comfortable double, complete with built-in wardrobes. The accommodation is completed by a modern family bathroom, fitted with a contemporary white suite including a bath with shower over.

OUTSIDE

Whilst the apartment does not include private outside space, its central position places it within easy walking distance of Exeter's parks, leafy squares, and the wealth of recreational and cultural facilities the city has to offer. A particular feature of the property is its secure underground, designated parking space - an invaluable advantage in such a central location.

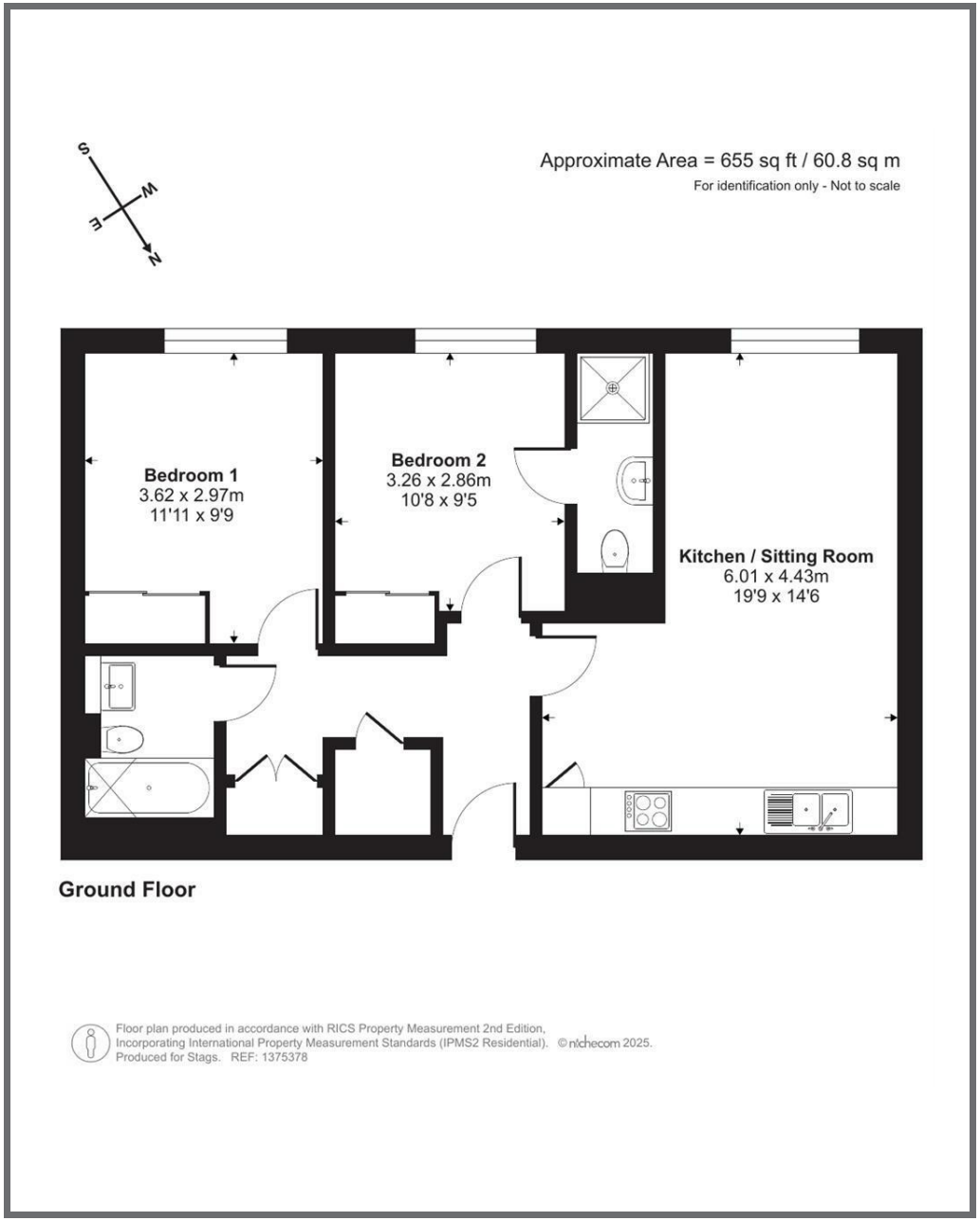
SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband
Drainage: Mains drainage
Heating: Heating system run on mains gas via an Evinox Heating Exchange system which is controlled via a panel in the apartment. Serviced regularly through the Managing Agent.
Tenure: Leasehold
EPC: C(77)
Council tax band: C

LEASE INFORMATION

The vendor has advised that a 999 year lease was created in March 2012 and ends March 3011. Annual charges are approximately £5,609, which cover both ground rent and service charge. The building is managed by Bradleys Estate and Block Management.

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.



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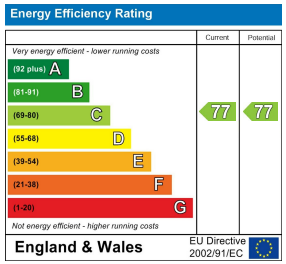

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202