



**Connells**

Trinity Apartments Roman Walk  
Exeter



## Property Description

**GUIDE PRICE £210,000 - £220,000**

*Located in the heart of Exeter's sought-after Princesshay district, this well-presented top floor apartment offers stylish and contemporary living in an enviable city centre location. Positioned above Roman Walk, the property enjoys immediate access to an excellent selection of shops, restaurants, cafés and transport links.*

*A secure communal entrance leads into a well-maintained reception hall, with both stairs and lift access rising to the top floor.*

*Upon entering the apartment, a welcoming hallway provides access to all principal rooms and benefits from a useful fitted storage cupboard. The spacious double bedroom offers comfortable accommodation, while the modern bathroom is finished to a high standard with a contemporary suite. The heart of the home is the impressive open plan kitchen, dining and living area. The kitchen is fitted with a modern range of wall and base units and features a breakfast bar, creating a sociable divide between the kitchen and living space. The generous living and dining area is flooded with natural light and provides ample room for both relaxing and entertaining. French doors open directly onto a private rear balcony, providing a wonderful outdoor seating area and the perfect place to enjoy the afternoon and evening sun.*

## Agents Notes

Reserve Fund Contribution is currently £236.80 per annum.

There is a restriction relating to keeping boats, caravans and mobile homes onsite.

## Communal Entrance

Lift and stairs access.

## Living Room/ Diner

Open plan with double glazed windows and door to rear balcony, wall and base units, work surfaces, built-in fridge freezer, oven and hob with extractor over, sink unit.

## Bedroom

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

## Bathroom

Bath with mains shower over, low level toilet, wash hand basin, tiled walls, heated towel rail, wall mounted storage cupboard.

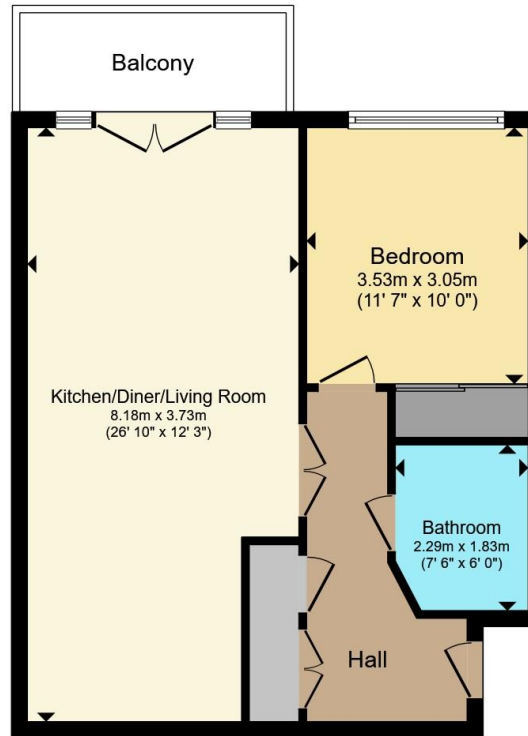
## Outside

Balcony with views across parts of Exeter.









Total floor area 55.0 m<sup>2</sup> (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax Band: B

Service Charge: 2511.16

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317872](http://connells.co.uk/Property/EXR317872)**

This is a Leasehold property with details as follows; Term of Lease 174 years from 17 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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