



Trinity Court, Southernhay East



A stylishly appointed one bedroom apartment in a highly sought-after central Exeter location

This stylish first floor apartment is set in one of Exeter city centre's most sought-after locations, moments from the beautiful cathedral on historic Southernhay, with its attractive green. The apartment itself features clean, neutral décor and high-quality, contemporary fittings, including recessed LED lighting, integrated kitchen appliances and modern bathroom fittings.

The apartment has a well-proportioned, open-plan reception room and kitchen, with wooden flooring and space for a sitting area and a dining area. The kitchen is fitted with white storage units to base and wall level, which provide plenty of storage space, while there is also an integrated oven and induction hob, with an extractor fan.

There is one comfortable double bedroom, which has plenty of storage in fitted wardrobes with sliding doors along one wall. There is also a shower room with dual washbasins, a heated chrome towel rail, a low-level WC and a walk-in shower unit.



1



1



1



Secure

EPC

C

Tenure

Leasehold

Local Authority

Exeter City Council



Trinity Court has automatic security gates to the front, which lead to a secure parking area, with allocated parking for residents.

Location

Trinity Court is set in a highly sought-after position in the centre of Exeter, just moments from the historic cathedral. The shops, bars and restaurants of the city centre are right on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

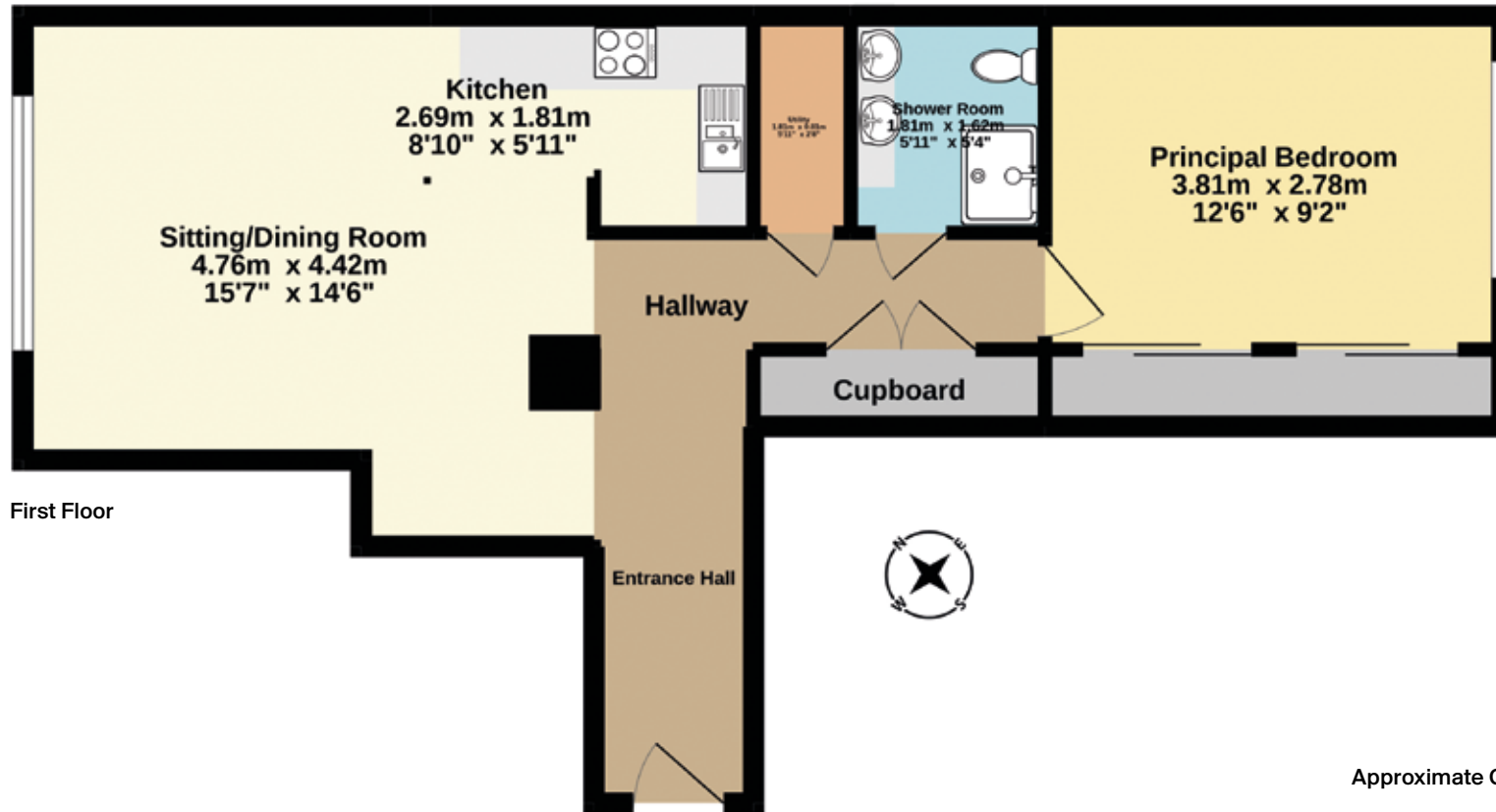
The area offers excellent transport links and Exeter's four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world-renowned University of Exeter is also just a mile from the property.









Approximate Gross Internal Floor Area
549 sq ft / 51 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Knight Frank Exeter
19 Southernhay East

Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Louise Glanville

01392 423111

louise.glanville@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com