



Connells

Vinescroft
Staverton, Trowbridge



Property Description

First Floor Two Bed Apartment on Staverton Marina development, available with No Onward Chain.

Entrance

10' 5" max x 3' max (3.17m max x 0.91m max)

Door from communal landing. Arch to Kitchen. Doors to Bedrooms & Bathroom. Open access to Lounge.

Lounge

20' x 10' 5" max (6.10m x 3.17m max)

Dual aspect room with windows to front & rear.

Kitchen

10' 5" max x 6' 3" max (3.17m max x 1.91m max)

Comprising a range of wall and base units with work surface over. Inset sink and drainer. Built in oven and inset hob with cookerhood over. Space for further appliances. Window.

Bedroom One

10' max x 9' 2" max (3.05m max x 2.79m max)

Window to rear aspect.

Bedroom Two

10' 8" max x 6' 7" max (3.25m max x 2.01m max)

Window to rear aspect.

Bathroom

Three piece suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Partly tiled walls. Window.





To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1816.28

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307556

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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