



Wrights
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The Slipway, Staverton, Trowbridge, Wiltshire, BA14 8UP

£173,000

This spacious two bedroom first floor apartment is situated within the popular Staverton Marina development, facing the beautiful Kennet and Avon canal.

The property offers modern open plan living and enjoys features including gas central heating, PVCu double glazing, en-suite to master bedroom, Juliet balcony, communal gardens and allocated parking. Ideal buy to let or first time buy.

Sold with the benefit of no onward chain.

Situation

The property is situated within the popular Staverton Marina development, between the towns of Trowbridge and Bradford on Avon. Facing onto the Kennet and Avon Canal, the property offers direct access to beautiful Canal-side walks and to the Marina. The County town of Trowbridge is just 2 miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The sought after town of Bradford on Avon also provides access to many more shops, pubs & lovely countryside walks. Access to London by train is direct via Westbury (8 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom
first floor flat**

**Open plan kitchen/living
room**

**Gas central heating
(boiler replaced 2024)**

**Double glazing
Communal garden**

Allocated parking
**Stunning views of the
marina**
**Ideal buy to let or first tie
buy**
No onward chain



The property comprises:

Entrance Hall

With laminate flooring, double panel radiator and storage cupboard.

Lounge/Diner *19' 5" x 13' 7" (5.92m x 4.14m)*

With laminate flooring, two double panel radiators, dining table a chairs, two juliet balconies, open plan into...

Kitchen *7' 11" x 7' 4" (2.42m x 2.24m)*

With a range of eye level/base units, work tops with tiled splash backs, one and a half bowl sink/drainers integrated electric oven and four ring gas hob with electric hood and washing machine.

Bedroom 1 *11' 0" x 10' 10" (3.35m x 3.29m)*

With laminate flooring, double panel radiator and PVCu double glazed window to the front.

Ensuite

With white suite comprising shower enclosure with mains shower, low level w.c, pedestal hand basin, double panel radiator and extractor fan.

Bedroom 2 *10' 10" x 8' 0" (3.29m x 2.45m)*

With laminate flooring, double panel radiator and PVCu double glazed window to the front.

Bathroom

With laminate flooring, white suite comprising bath with mains shower over, low level w.c, pedestal hand basin, double panel radiator and extractor fan.

Externally

The property offers communal gardens and one allocated parking space.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold with a 125 year lease which commenced in 2006. The current service charges are £1457.56 per annum. Ground rent is £125 per annum.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators (boiler replaced in March 2024). Please note that the Agent has not tested any appliances.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Both indoor and outdoor coverage is likely with O2 and Vodafone - source Ofcom.



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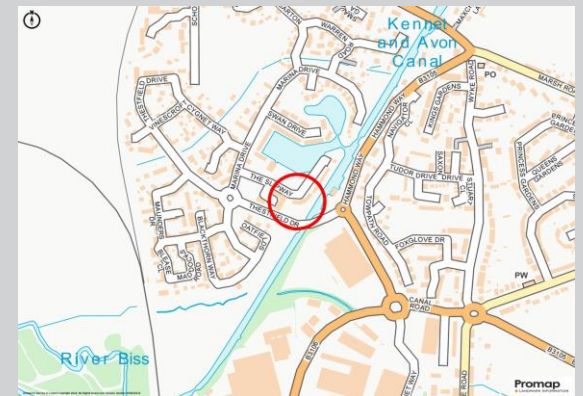
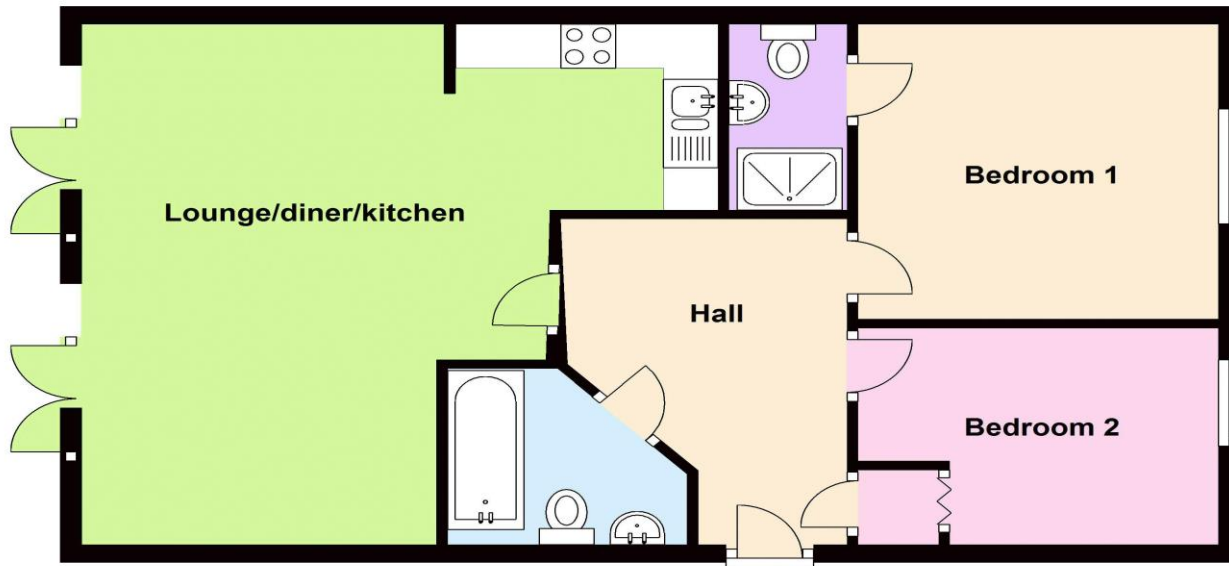


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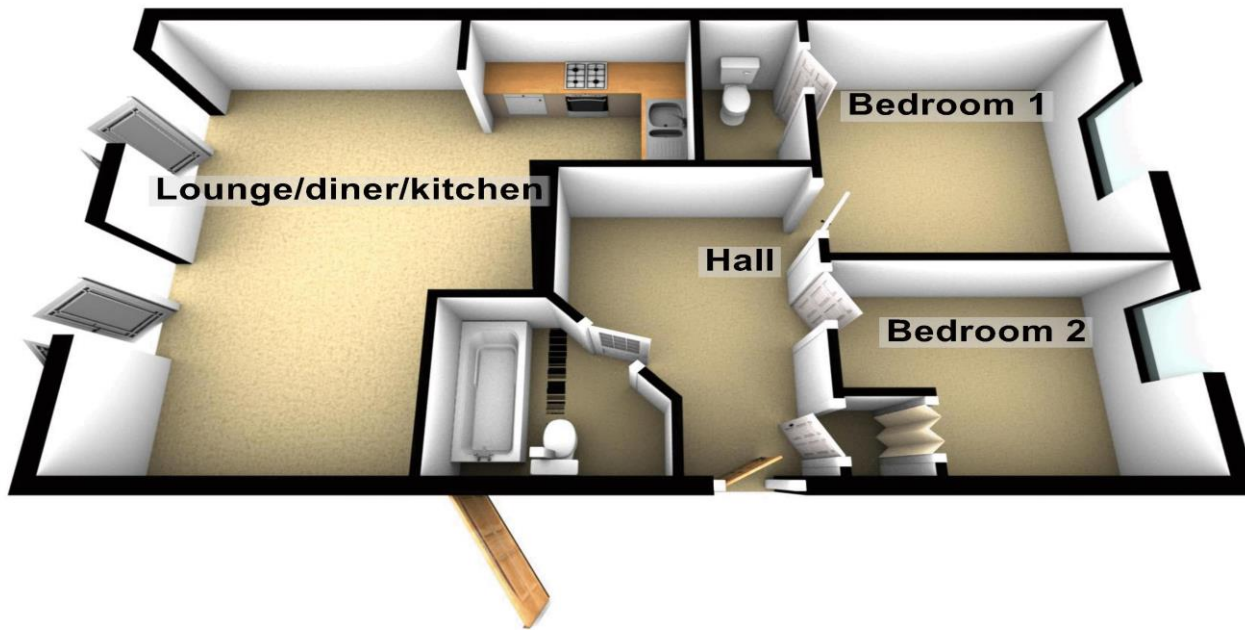
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First Floor



First Floor



Energy Performance Certificate



39, The Slipway, Staverton, TROWBRIDGE, BA14 8UP
 Dwelling type: Mid-floor flat Reference number: 2778-0042-7271-4476-4904
 Date of assessment: 23 September 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2016 Total floor area: 60 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

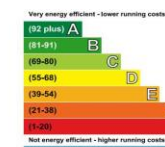
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,167 |
| Over 3 years you could save | £ 72 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|---|
| Lighting | £ 219 over 3 years | £ 135 over 3 years | |
| Heating | £ 660 over 3 years | £ 672 over 3 years | |
| Hot Water | £ 288 over 3 years | £ 288 over 3 years | |
| Totals | £ 1,167 | £ 1,095 | You could save £ 72 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



| Current | Potential |
|---------|-----------|
| 79 | 80 |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Low energy lighting for all fixed outlets | £25 | £ 72 | |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.