



Wrights
01225 755553

Blake Court, Staverton, , Wiltshire, BA14 8WE

£134,950

Situation

The property is situated within the popular Staverton Marina development, between the towns of Trowbridge and Bradford on Avon, offering 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.



One bedroom ground floor apartment

Situated within the popular Staverton Marina development

Modern electric heating

PVCu double glazing

Spacious lounge with Juliet balcony

Spacious bathroom

Allocated parking

Ideal buy to let with tenant in place

Can also be sold with no onward chain

No onward chain



This well presented one bedroom ground floor apartment is situated within the popular Staverton Marina development, close to the Kennet and Avon canal.

Features include modern electric heating, PVCu double glazing, a spacious lounge with Juliet Balcony, spacious bathroom and allocated parking for one vehicle. Ideal buy to let with a tenant in place, or can be sold with vacant possession.

No onward chain!

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, built in storage cupboard, cupboard housing hot water cylinder, wall mounted electric heater and intercom phone.

Lounge/Diner *9' 8" x 11' 8" (2.94m x 3.56m)*

With wood laminate flooring, wall mounted electric heater and PVCu french doors with Juliet balcony to the front.

Kitchen *6' 11" x 10' 7" (2.11m x 3.23m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over, space for fridge/freezer and washing machine, inset sink/drainer unit and PVCu double glazed window to the side.

Bedroom *11' 9" x 13' 1" (3.58m x 4.00m) max*

With wood laminate flooring, wall mounted electric heater and PVCu double glazed window to the front.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail and extractor fan.

Externally

The property is sold with one allocated parking space.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold as leasehold, with a 125 year lease that commenced in 2004. The current services charges are £1563.60 per annum and the ground rent is £125 per annum.

Services

Mains electricity, water and drainage are connected. The property is heated by electric storage heaters. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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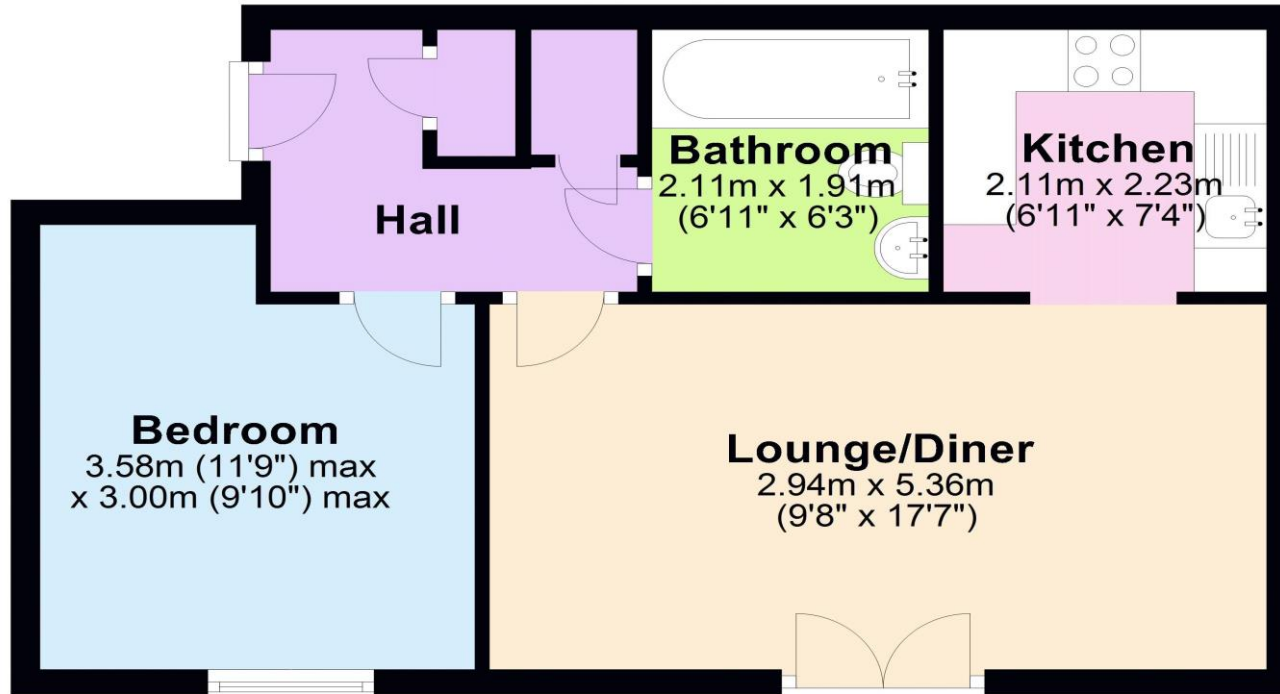


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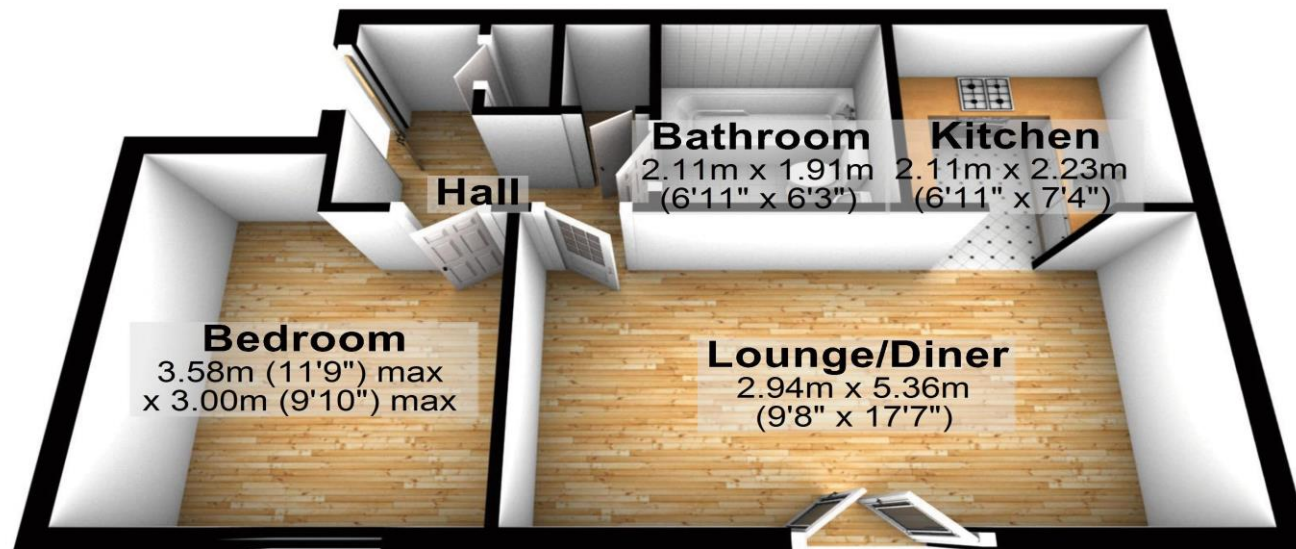
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Ground Floor



Ground Floor





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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.