



Wrights
01225 755553

Blake Court, Staverton, Wiltshire, BA14 8WE

£134,950

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!

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.

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/drainage 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.

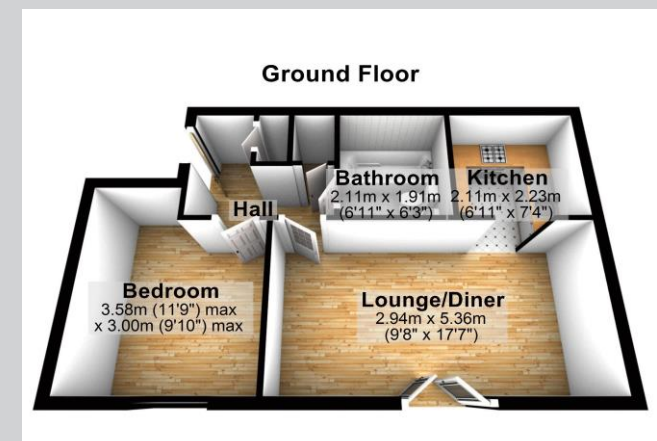


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