



Wrights
01225 755553

Blease Close, Staverton, Trowbridge, Wiltshire, BA14 8WD

£150,000

This spacious two double bedroom first floor apartment is situated within the popular Staverton Marina area development.

Features include a spacious dual aspect lounge/diner and open plan kitchen, two double bedrooms, a spacious bathroom, PVCu double glazing, electric heating and allocated parking.

Sold with the benefit of no onward chain.

Situation

The property is situated within the desirable Staverton Marina development, between the towns of Trowbridge and Bradford on Avon. The property offers 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
apartment**

First Floor

PVCu double glazing

Electric heating

Two double bedrooms

**Lounge/Diner and open
plan kitchen**

Allocated parking space

**Situated within the
popular Staverton Marina
development**

No onward chain



The property comprises

Entrance Hall

With wall mounted electric storage heater, large airing cupboard, large storage cupboard and two PVCu double glazed windows to the rear.

Lounge/Diner 20' 5" x 10' 8" (6.23m x 3.24m) max

With wall mounted storage heater, television point, PVCu double glazed window to the front and Juliette balcony to the rear. Open plan into Kitchen.

Kitchen 6' 5" x 8' 0" (1.96m x 2.44m)

With laminate flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, sink/drain, integrated electric oven and ceramic hob with extractor hood over, space for fridge freezer and washing machine and PVCu double glazed window to the rear.

Bedroom 1 10' 0" x 12' 4" (3.05m x 3.77m)

With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 2 10' 0" x 10' 6" (3.05m x 3.19m)

With wall mounted electric heater and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with shower over, low level w.c, pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

One allocated parking space.

Tenure

The property is sold with a 125 year lease which commenced in January 2004. The ground rent is £125 per annum and the current service charge is £1289.96 per annum.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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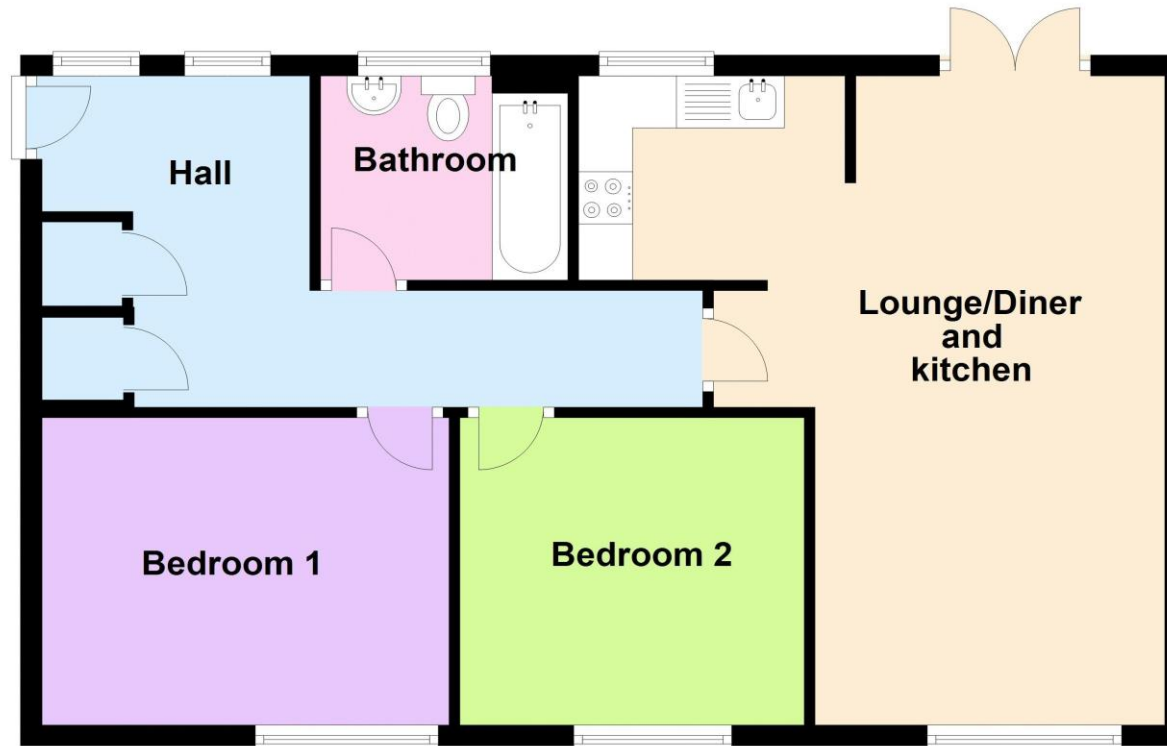
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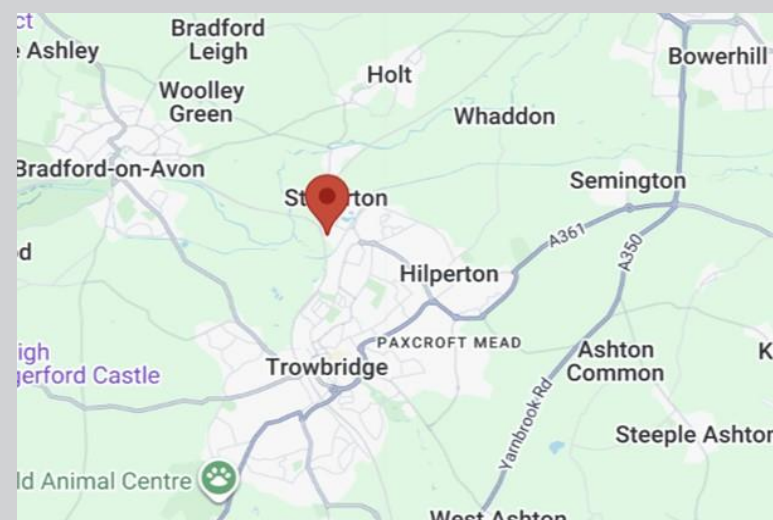
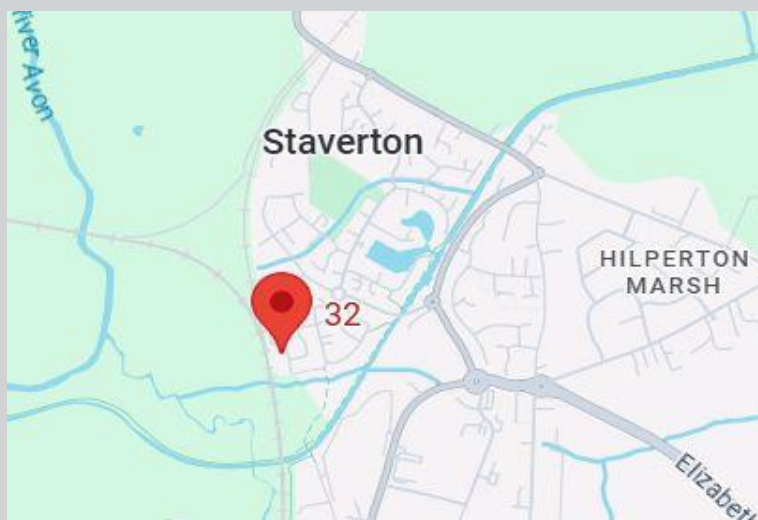
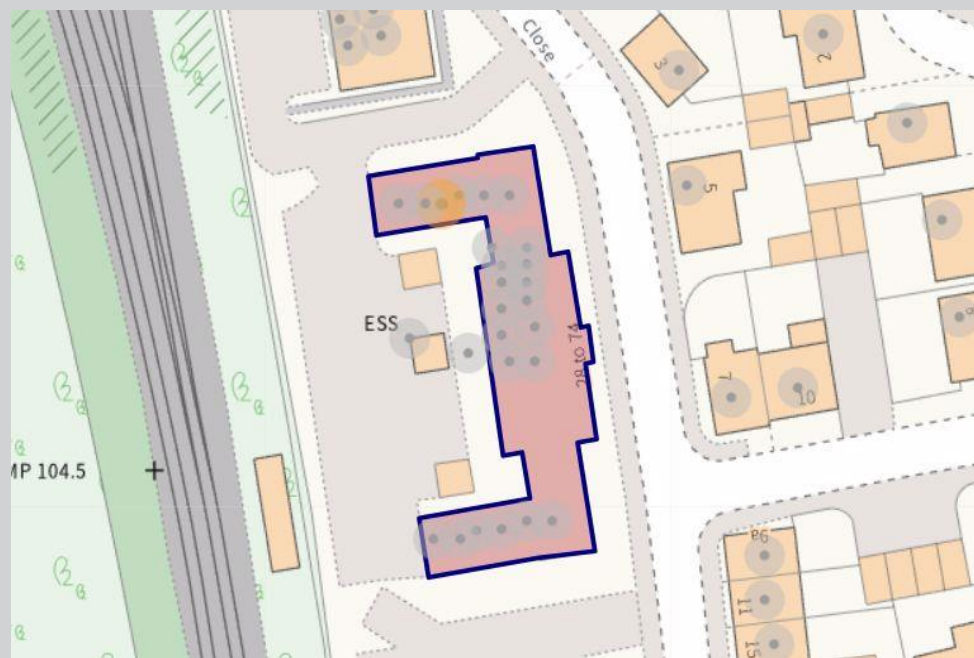
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First Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



Total area: approx. 65.2 sq. metres (701.7 sq. feet)





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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 and 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.