



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



**KINGSTONS**





# KINGSTONS

ESTATE AGENTS

A fantastic opportunity to purchase an updated and immaculately presented, two bedroom first floor apartment, situated within the well regarded Staverton Marina development close to K&A canal, shop and parkland. The modern interior boasts dual aspect lounge/dining room, refitted kitchen (2023), two good sized bedrooms, new built-in wardrobes (2023) to bedroom one, and refitted shower room (2023). Features include new flooring and skirting boards (2023), electric heating, replacement UPVC double glazing (2023), secured entry system and allocated parking space. Ideal buy to let or first time purchase. Viewing is highly recommended.

**Guide Price £170,000**



**ACCOMMODATION** - All measurements are approximate

### Communal Entrance Hall

Access via secured entry. Matwell. Electric heater. Letter boxes. Information board. Stairs to the first and second floors with UPVC double glazed windows to the front.

### FIRST FLOOR

#### Hallway

Door to communal landing. Entry phone. Dimplex electric heater. Heating controls. Telephone point. Doors off and into: airing cupboard housing pressurised hot water tank and shelving; and to storage cupboard housing fuse box and electric meter.

**Lounge/Dining Room** 16' 10" x 14' 1" (5.13m x 4.29m)

Dual aspect with UPVC double glazed window to the side with secondary glazing; and UPVC double glazed French doors to the rear with fitted blinds and Juliet balcony. Dimplex electric heater. Television and telephone points. Open plan to the:

**Refitted Kitchen** 9' 10" x 5' 4" (2.99m x 1.62m)

Range of modern wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in AEG electric self cleaning oven and four-ring induction hob with extractor over. Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring.

**Bedroom One** 10' 3" x 9' 1" (3.12m x 2.77m)

UPVC double glazed window to the rear with secondary glazing. Built-in run of wardrobes fitted 2023.

**Bedroom Two** 9' 5" x 7' 11" (2.87m x 2.41m)

UPVC double glazed window to the rear with secondary glazing. Electric heater.

### Refitted Shower Room

Electric heated chrome towel radiator. Modern three piece white suite with aqua-board surrounds comprising walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Matching wall mounted cupboard. Tiled flooring. Extractor fan.

### EXTERNALLY

**Communal Grounds & Enclosed Bin Store**

**Allocated Parking Space**

**LEASEHOLD:** 125 Years from 1<sup>st</sup> January 2004

**GROUND RENT:** £125pa

**SERVICE CHARGE:** £1066.83pa (2023)

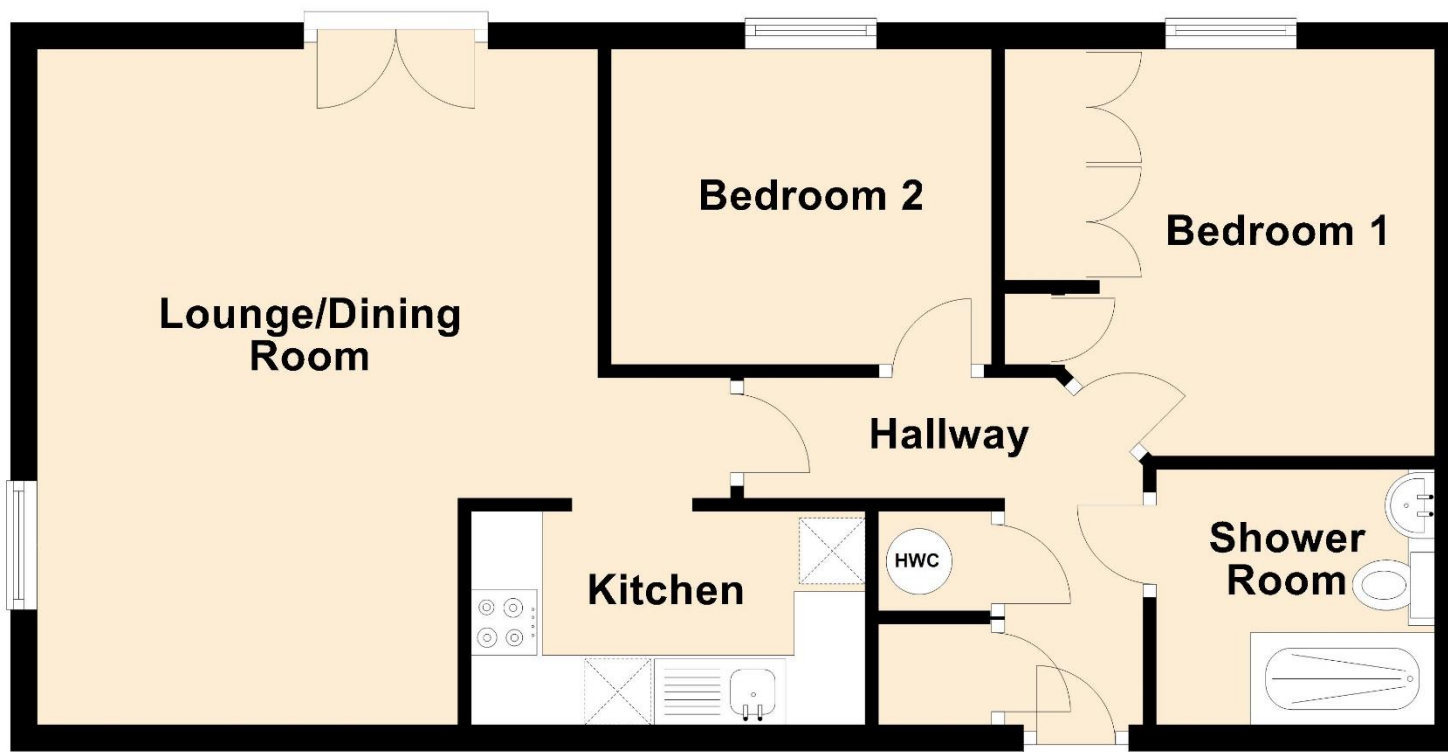
**COUNCIL TAX BAND:** B

**Directions:** From our office in Fore Street, proceed into Wicker Hill and follow the road around into Hill Street. Continue along into Seymour Road. At the next roundabout proceed over into Canal Road. At the next roundabout take the first exit into Hammond Way. At the next roundabout take the first exit into Thestfield Drive. At the roundabout turn left into Blackthorn Way and take the first right into Maunders Drive and then take the second left into Blease Close. The property can be located in the first apartment block on the right.

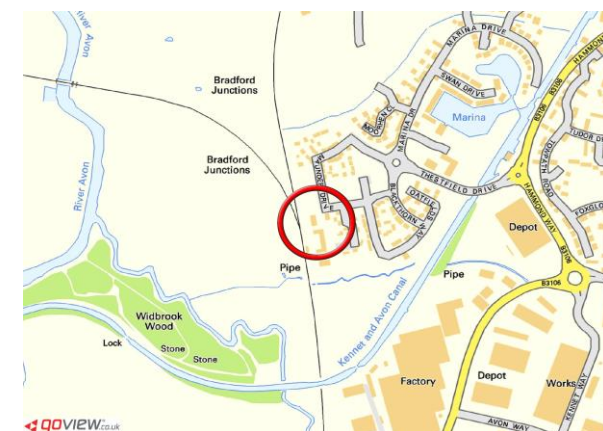


## First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

**Kingstons Estate Agents** 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

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**Partners:** Mr A Langley, Mr B Clinch & Mr M Withers



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.