



**KINGSTONS**

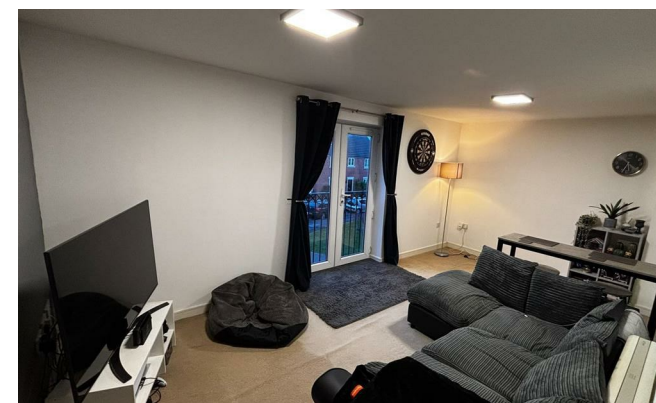


## **18 Blease Close**

**Staverton Trowbridge BA14 8WD**

A fantastic opportunity to purchase a well presented one bedroom first floor apartment, situated within the well regarded Staverton Marina development close to canal, shop and parkland. Accommodation comprises hallway, lounge/dining room with Juliet balcony, fitted kitchen, double bedroom with built-in wardrobes and modern bathroom. Benefits include UPVC double glazing, electric heating, secure entry phone system and allocated parking space. Ideal first time buy - viewing recommended.

**Offers Over £130,000**







## 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.

### Hallway

Door to communal landing. Storage heater. Entry phone. Coat hanging space. Doors off and into: storage cupboard housing fuse box and electric meter; and airing cupboard housing hot water tank and shelving.

### Lounge/Dining Room

17'6" x 10'0" (5.35 x 3.05)

UPVC double glazed French doors to the front with Juliet balcony. Electric heater. Television point. Opening to the:

### Kitchen

7'3" x 6'11" (2.22 x 2.12)

UPVC double glazed window to the side. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Acrylic single sink drainer unit with mixer tap. Built-in fan assisted electric oven and four-ring hob with extractor hood over. Washer/dryer included. Space for fridge/freezer. Tiled flooring.

### **Bedroom**

10'0" x 9'10" (3.07 x 3.02)  
UPVC double glazed window to the front. Electric heater. Built-in triple wardrobe.

### **Bathroom**

Electric heater towel rail. Three piece white suite with mosaic tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring. Shaving point and extractor fan.

### **EXTERNALLY**

**Communal Grounds & Enclosed Bin Store**

**Allocated Parking Space**

### **LEASEHOLD:**

125 Years from 1st January 2004

### **GROUND RENT:**

£120 per annum

### **SERVICE CHARGE:**

£1,172.76 (2024)

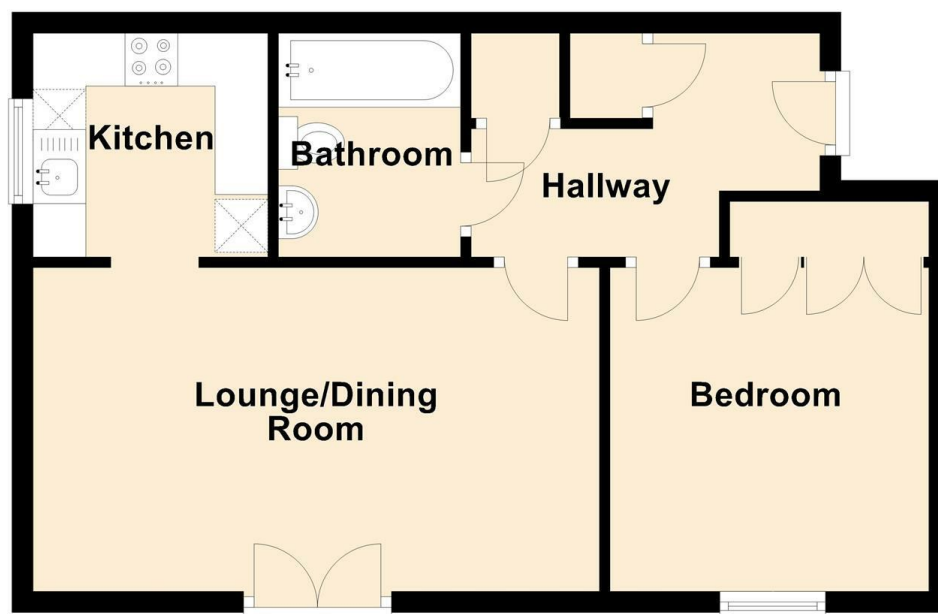




Tenure **Leasehold**  
Council Tax Band **A**  
EPC Rating **B**

## First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 43.1 sq. metres (464.3 sq. feet)



**KINGSTONS**  
**Trowbridge Office**

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### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

