



34 Blease Close Staverton Trowbridge BA14 8WD

A dual aspect first floor apartment and situated on the edge of the well regarded Marina development on the outskirts of Staverton near to the K&A canal, shop, school and countryside. The spacious interior, circa 800sqft, boasts hallway, living/dining room with Juliet balcony and large fitted kitchen with integrated appliances, master bedroom with dressing area and en-suite shower room, further double bedroom and bathroom; uPVC double glazing and electric heating. Further features include secured entry system, allocated parking and enclosed refuse store. Viewing is highly recommended, ideal first time or investment purchase. Vendor suited with no chain.

Guide Price £175,000





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 and rear. Door to the rear and car park.

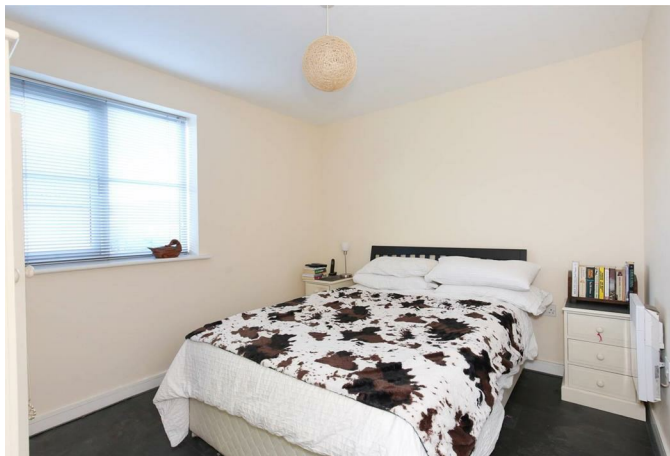
Hallway

Door to the communal landing. Entry phone. Electric heater. Heating control panel. Doors off and into: airing cupboard housing hotwater tank and shelving; and to storage cupboard housing fuse box and electric meter.

Living/Dining Room

20'5" x 13'7" (6.22 x 4.14)

UPVC double glazed window to the side. UPVC double glazed French doors to the front with Juliet balcony. Two electric heater. Television and telephone points. Slate tiled effect flooring. Open plan to the:



Kitchen

11'6" x 7'10" (3.51 x 2.39)
UPVC double glazed window to the front. Selection of wall and base mounted units with mosaic tiled surrounds and contrasting rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring electric hob with stainless steel extractor hood over. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Slate tiled effect flooring.

Bedroom One

10'9" x 9'1" (3.28 x 2.77)
UPVC double glazed window to the front. Electric heater. Television point. Bespoke hand built storage system. Slate tiled effect flooring.

Dressing Area

5'8" x 4'9" (1.73 x 1.45)
Bespoke hand built wardrobes. Slate tiled effect flooring. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Heated towel rail. Three piece white suite with part tiled surrounds comprising: shower cubicle with mains shower and bi-folding doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Slate tiled effect flooring.

Bedroom Two

8'11" x 8'6" (2.72 x 2.59)
UPVC double glazed window to the rear. Electric heater. Television point. Bespoke hand built wardrobes. Slate tiled effect flooring.

Bathroom

Obscured UPVC double glazed window to the rear. Electric heater. Three piece white suite with part tiled surrounds comprising: panelled bath with shower mixer tap and screen, pedestal wash hand basin and w/c. Extractor fan. Slate tiled effect flooring.

EXTERNALLY

Communal Grounds & Enclosed Bin Store

Allocated Parking Space

LEASEHOLD:

125 Years from 2004

GROUND RENT:

£125.00pa

SERVICE CHARGES:

£1,172.70pa (2024)

AGENTS NOTE:

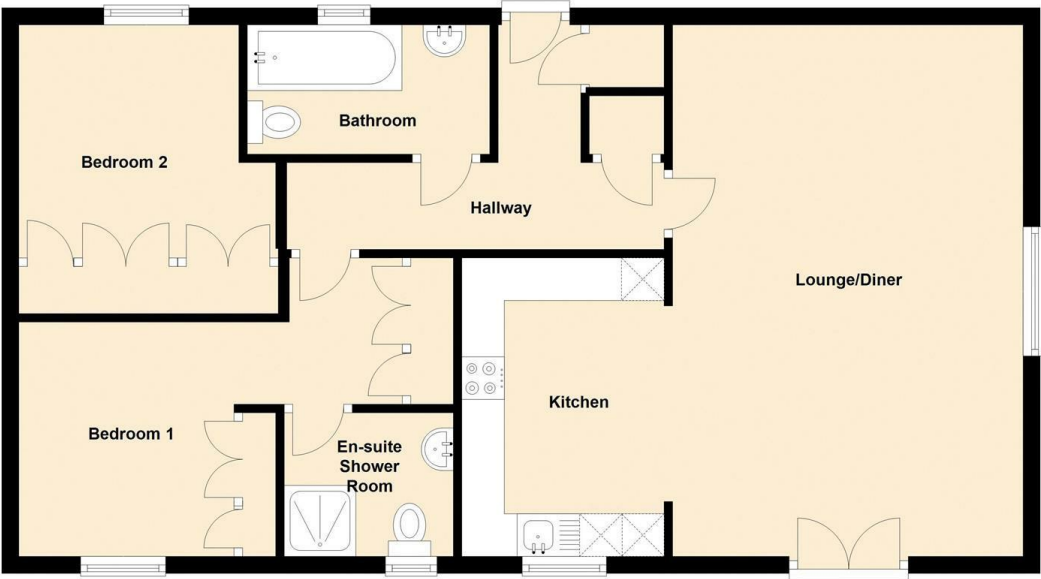
The photographs are historic images.



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

Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)



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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.

