



29 The Slipway Staverton Trowbridge BA14 8UP

A well-presented modern ground floor apartment built by the well regarded Charles Church Homes situated within the popular Staverton Marina development facing onto the K&A canal with towpath access and nearby boat mooring potential. The spacious interior boasts fitted kitchen with integrated appliances, wood effect flooring, uPVC double glazing, gas central heating system, en-suite shower room, secured entry system, living/dining room with two pairs of French doors onto the communal gardens, two bedrooms and en-suite shower room. External features include off road block paved parking space adjacent and communal gardens off the living room French doors. Viewing is highly recommended, no onward chain!

Guide Price £185,000





ACCOMMODATION

All measurements are approximate

Communal Hall

Allocated storage cupboard. Door to the:

Entrance Hall

Radiator. Entry phone. Storage cupboard housing fuse box. Wood effect flooring. Heating controls Doors off and into:

Living Room

19'3" x 10'4" (5.88 x 3.15)

Two UPVC double glazed French doors to the rear. Two radiators. Television and telephone points. Wood effect flooring. Opening to the:

Kitchen

7'10" x 7'2" (2.40 x 2.20)

Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. One and a half bowl stainless steel sink drainer unit with mixer tap. Built-in stainless steel fan assisted oven and four-ring gas hob with stainless steel extractor hood over. Integrated washing machine. Space for fridge/freezer. Enclosed gas central heating boiler. Tiled floor.

Bedroom One

10'9" x 10'9" (3.30 x 3.30)

UPVC double glazed window to the front. Radiator. Television point. Door to the:



En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising: tiled shower cubicle with integrated chrome shower and door enclosing, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Tiled flooring.

Bedroom Two

10'10" x 8' (3.30 x 2.45)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Telephone point.

Bathroom

Three piece white suite comprising: panelled bath with integrated chrome shower over, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

Block paved parking space with pergola over. Refuse area to the side of the building.

To The Rear

Small patio area to the immediate rear off the French doors. Communal garden area laid to lawn with hedging enclosing. Views over the canal.

LEASEHOLD:

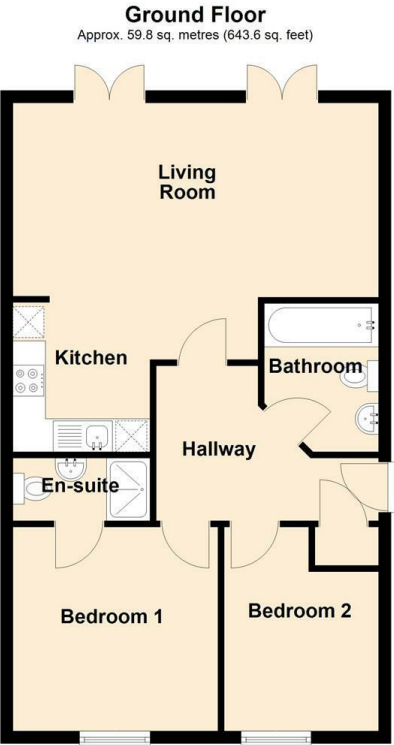
125 years from 2006

CHARGES:

£1390.82pa to include ground rent, buildings insurance and maintenance.



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



Total area: approx. 59.8 sq. metres (643.6 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.