



44 Blease Close

Staverton Trowbridge BA14 8WD

A fantastic opportunity to purchase a well presented two bedroom ground 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, two bedrooms 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 £150,000





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. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving; and to storage cupboard housing fuse box and electric meter.

Lounge/Dining Room

16'10 x 15'1 (5.13m x 4.6m)

UPVC double glazed French doors to the rear with Juliet balcony. Two electric heaters. Television and telephone points. Open plan to the:



Kitchen

9'10 x 5'7 (3m x 1.7m)
Selection of wall and base mounted units with tiled surrounds and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with pull-down spray mixer tap. Built-in stainless steel electric oven and four-ring electric hob with stainless steel extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Wood effect flooring.

Bedroom One

10'4 x 10'3 max (3.15m x 3.12m max)
UPVC double glazed window to the rear. Inset ceiling spotlights. Television point.

Bedroom Two

8'3 x 7'7 (2.51m x 2.31m)
UPVC double glazed window to the rear. Electric heater.

Bathroom

Electric heater. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Extractor fan. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

Communal Grounds & Enclosed Bin Store

Allocated Parking Space

LEASEHOLD:

125 Years from 2004

GROUND RENT:

£125.00pa

SERVICE CHARGE:

Approx. £1320pa



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

Ground Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 54.0 sq. metres (581.4 sq. feet)



KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.

