

**TOWN & COUNTRY**  
ESTATES



**Blease Close, Staverton Marina, Wiltshire BA14 8WD**

**£185,000**

## LOCATION

This fantastic apartment is conveniently located just minutes from the canal towpath which runs along the picturesque Kennet and Avon canal. Staverton is a very popular village with a real 'local' atmosphere, located on the edge of the Wiltshire market town of Trowbridge. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Impressively modernised to a very high standard throughout, this exceptional top floor apartment is the nicest example of this style of property we have seen in a very long time. The property comprises an entrance hall, an 'L' shaped lounge/dining room, modern refitted kitchen, two double bedrooms and a luxury 'hotel style' bathroom. Further benefits include Upvc double glazing, Dimplex electric heaters and allocated parking. An internal viewing is a must to fully appreciate this stunning home.

## COMMUNAL ENTRANCE HALL

The communal entrance hall has sensor lighting, private letter boxes for each property, wall mounted Dimplex heaters and stairs leading to the second floor, where the apartment is located.

## ENTRANCE HALL

You enter the property through a wooden entrance door, there is attractive engineered wooden flooring, Dimplex heating controls, a wall mounted intercom handset, inset ceiling spotlights, wall mounted Dimplex electric radiator and doors leading to the lounge/dining room, two double bedrooms, luxury bathroom, airing cupboard and storage cupboard.

## LOUNGE/DINING ROOM

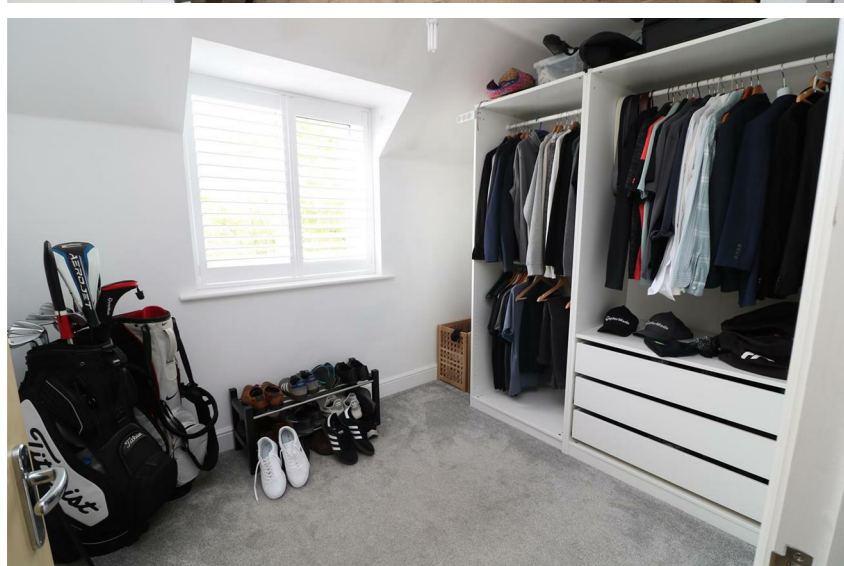
16'11" (max) x 13'9" (max)

This generous living space is flooded with natural light from the UPVC double glazed French doors with fitted blinds to the side leading to Juliet balcony with far reaching views to the rear. There is a UPVC double glazed window with fitted shutter blinds to the rear, wall mounted Dimplex radiator, TV point, telephone point, inset ceiling spotlights and access to the loft space. The gorgeous engineered wood flooring continues and leads through an opening to the high specification kitchen.

## KITCHEN

9'10" x 5'3"

The modern refitted kitchen has a range of contemporary Grey high gloss matching base and wall units with sleek brick effect tiled splashbacks, 1 ½ bowl inset ceramic sink unit with chrome mixer tap, under counter and kick board LED lighting, built in Hotpoint fan assisted electric oven, inset Hotpoint induction hob with attractive stainless steel chimney extractor fan and light above, plumbing for washing machine, space for a fridge freezer, inset ceiling spotlights and engineered wooden flooring.



## BEDROOM ONE

10'6" x 10'2"

Bedroom one has a UPVC double glazed window with fitted shutter blinds, TV point, telephone point and wall mounted Dimplex heater.

## BEDROOM TWO

9'6" x 7'7"

In this room there is a wall mounted Dimplex heater and a UPVC double glazed window to the rear fitted shutter blinds .

## LUXURY BATHROOM

This fully tiled 'hotel style' bathroom is fitted with a three piece white suite comprising; a panelled bath with waterfall effect chrome mixer tap, mains shower and glazed screen; inset dual flush W/C and pedestal basin with chrome waterfall effect mixer tap. There is a wall mounted chrome heated towel rail, shaving socket, extractor fan and ceramic tiled flooring.

## EXTERIOR

### PARKING

There is an allocated parking space to the rear of the property, visible from the apartment window.

### LEASE INFORMATION

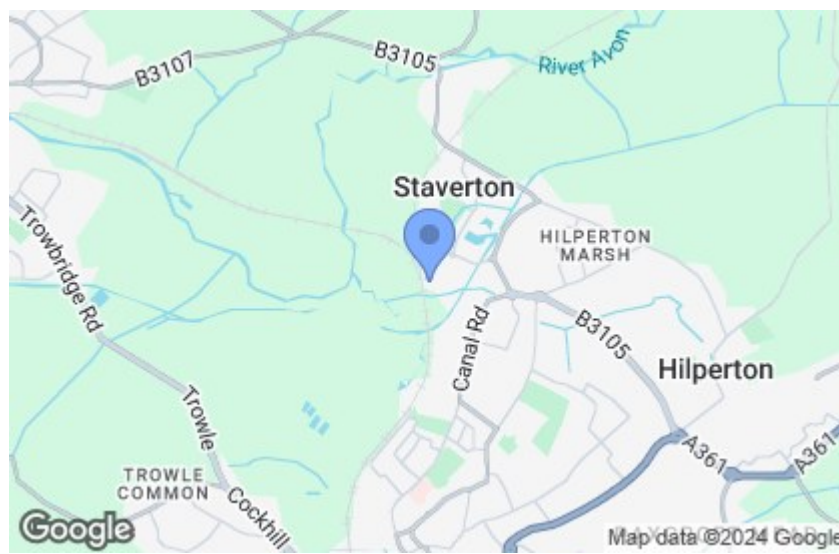
Service/Maintenance charge - £848.00 per annum

Ground rent - £125.00 per annum

125 years from 2004

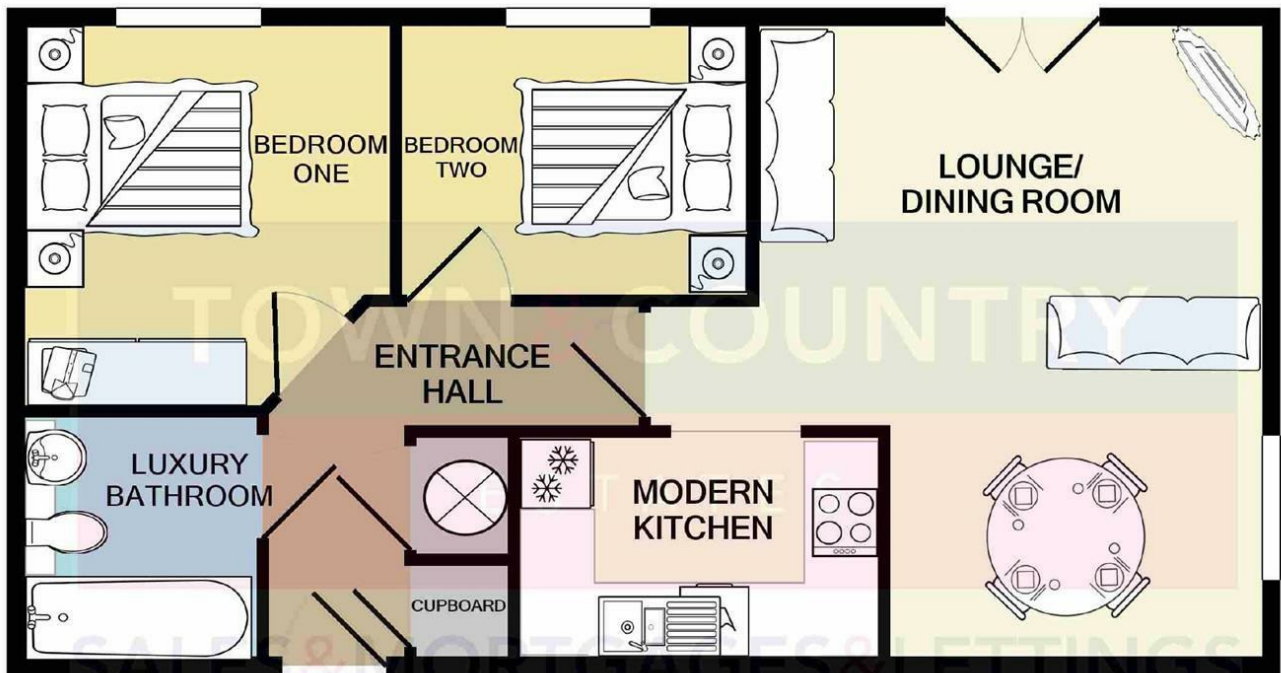
### ADDITIONAL INFORMATION

Council Tax Band - B





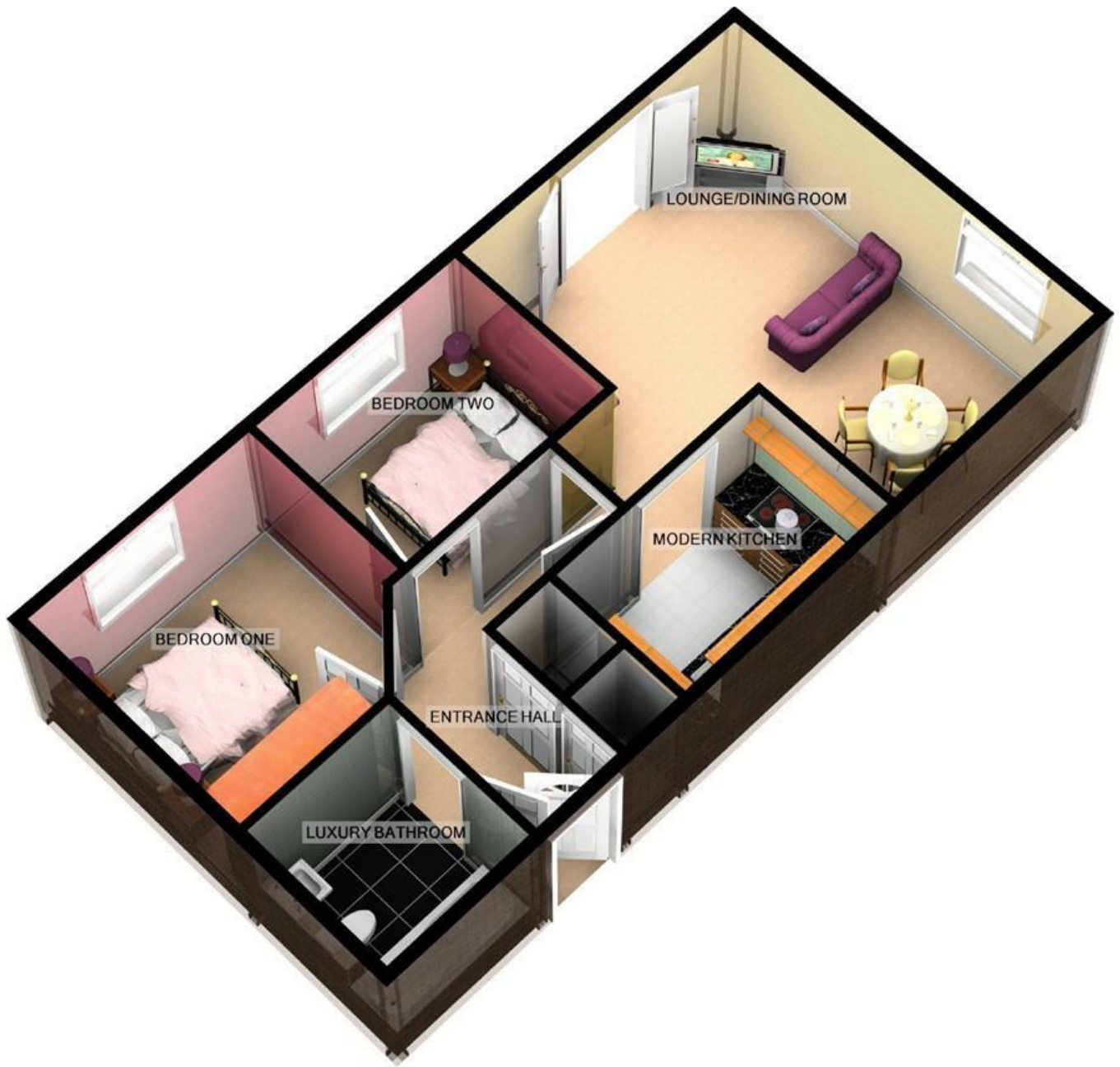




**TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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