



Wrights
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Blease Close, Staverton, Trowbridge, Wiltshire, BA14 8WD

£155,000

This two bedroom first floor apartment is situated within the popular Staverton Marina development, offering easy access to the beautiful Kennet and Avon canal. Features include a spacious lounge/diner with Juliet balcony, open plan kitchen, two bedrooms, a spacious bathroom, PVCu double glazing, electric heating and allocated parking.

Sold with the benefit of no onward chain.

Situation

The property is situated within the desirable Staverton Marina development, between the towns of Trowbridge and Bradford on Avon. The property offers access to beautiful Canal-side walks and to the Marina. The County town of Trowbridge is just 2 miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

The sought after town of Bradford on Avon also provides access to many more shops, pubs & lovely countryside walks. Access to London by train is direct via Westbury (8 miles) and indirect via Trowbridge.

The world heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom first floor apartment

Spacious open plan lounge/diner and kitchen

Juliet balcony

Electric heating

PVCu double glazing

Allocated parking

Situated in the popular Staverton Marina development

Access to canal-side walks

No onward chain



The property comprises

Entrance Hall

With storage cupboard and aring cupboard.

Lounge/Diner

16' 10" x 15' 1" (5.14m x 4.59m) max

With wood laminate flooring, electric storage heater and Juliette balcony.

Kitchen

9' 11" x 5' 3" (3.02m x 1.61m)

With a range of eye level and base units, work tops with tiled splash backs, sink/drain unit, integrated oven/hob and space for fridge/freezer and washing machine.

Bedroom 1

10' 3" x 10' 3" (3.13m x 3.12m)

With wall mounted electric heating and PVCu double glazed window.

Bedroom 2

8' 3" x 7' 7" (2.51m x 2.30m)

With wall mounted electric heating and PVCu double glazed window.

Bathroom

With white suite comprising bath with shower over, W.C and hand basin.

Parking

Allocated parking for one vehicle.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 125 year lease which commenced in January 2004. The ground rent is £125 per annum and the current service charge is £1289.96 per annum.

Energy Performance

The current EPC rating is B (83)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



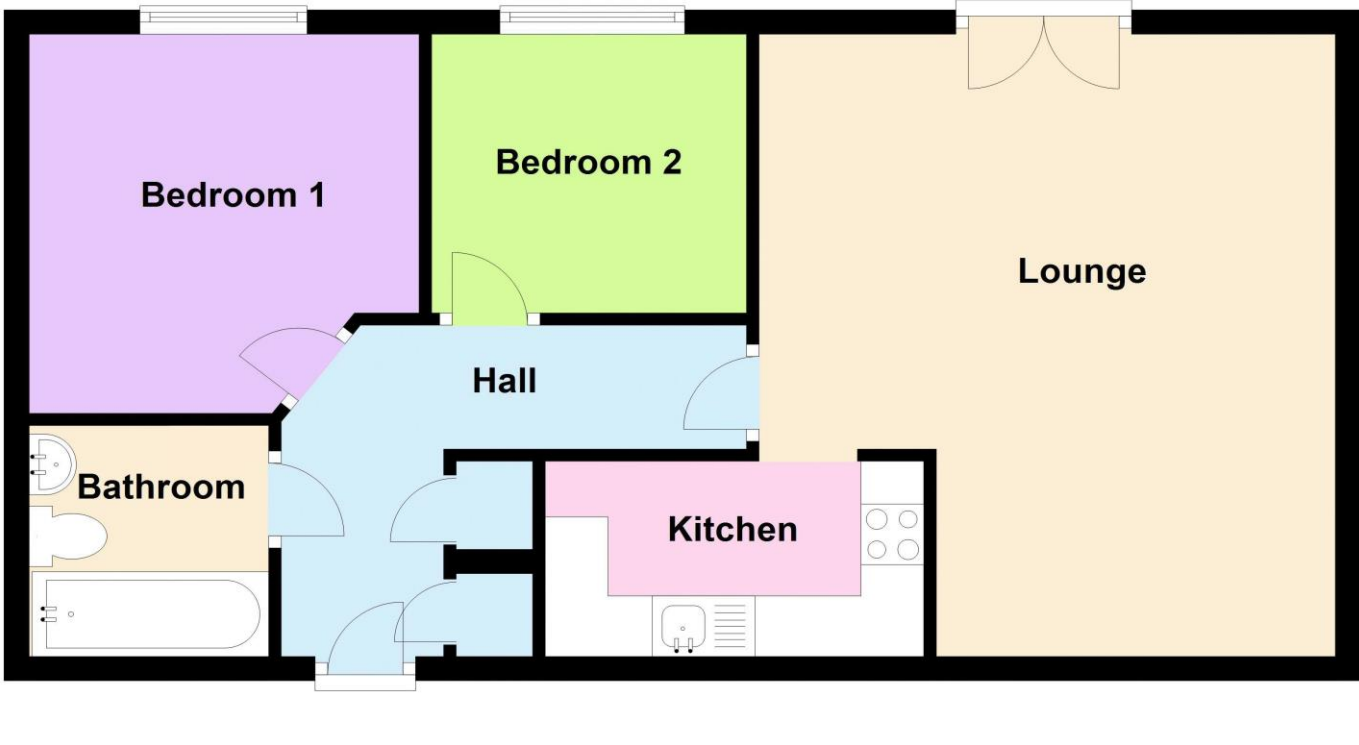


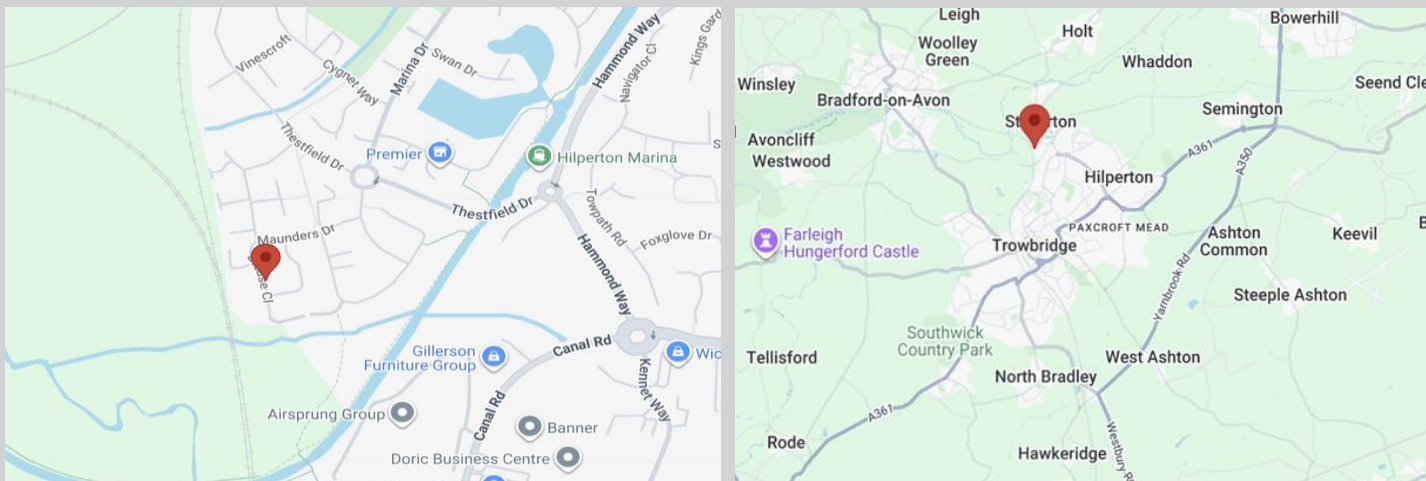
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Disclaimer

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