



**20 Marina Drive**  
Staverton BA14 8UR

**Monthly Rental Of £1,100**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Newly renovated two bedroom first floor apartment**

**Spacious open plan Lounge/dining room and kitchen**

**Two double bedrooms**

**Stunning views overlooking Staverton Marina**

**Large balcony from Lounge and Bedroom one**

**En-suite shower room and bathroom**

**Allocated parking**

**Wrights Residential are delighted to offer this newly renovated two bedroom first floor apartment, situated within the sought-after Staverton Marina development and enjoying attractive views over the marina to the rear. Presented in excellent order throughout, the spacious accommodation comprises an entrance hall, impressive open plan lounge/dining room and kitchen with doors opening onto a private balcony, two generous double bedrooms, an en-suite shower room, and a separate bathroom. Further benefits include gas central heating and allocated parking for one vehicle. Available immediately, unfurnished,**

**The property comprises**

**First Floor**

**Entrance Hall**

**Hallway**

With radiator and large cupboard housing gas boiler.

**Lounge/Diner** *16' 0" x 20' 1" (4.88m x 6.12m) max*

With two radiators, feature door opening to the Juliette balcony, PVCu double glazed window and sliding doors to the balcony. Open plan to the kitchen, creating a spacious and sociable living area.

**Kitchen** *8' 1" x 8' 6" (2.46m x 2.59m)*

With a range of eye level and base units, wood laminate worktops and breakfast bar, with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, one and a half bowl sink and drainer unit and space for fridge/freezer and washing machine.

**Bedroom 1** *13' 10" x 11' 5" (4.21m x 3.49m)*

With radiator and sliding doors to the balcony.

**En-suite**

With white suite comprising large shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail, fully tiled walls and obscured PVCu double glazed window.

**Bedroom 2** *10' 11" x 13' 0" (3.33m x 3.96m) max*

With radiator, large wardrobe with sliding doors and PVCu double glazed window.

**Bathroom**

With white suite comprising bath with rainfall shower over, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window.

**Parking**

Allocated parking for one vehicle.

**Council tax**

The property is in council tax band C.

**Energy Performance**

The current EPC rating is C (78)

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

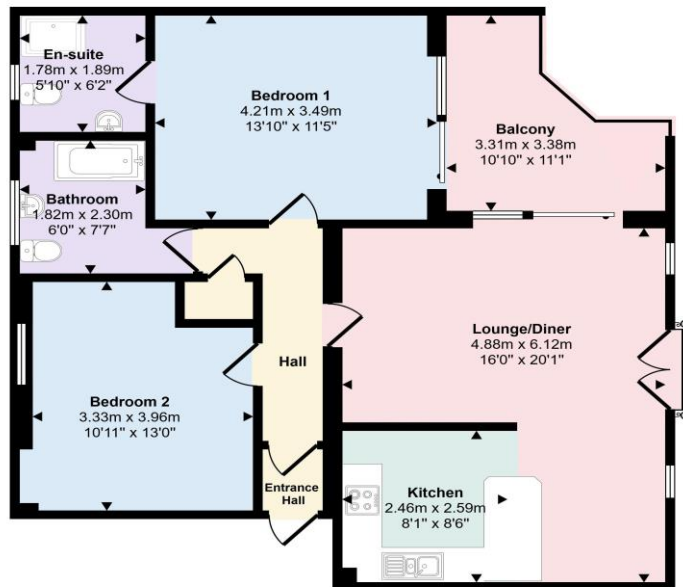
Superfast broadband is available (source - Ofcom)  
Predicted maximum download speed - 80Mbps

**Mobile Phone Coverage**

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
75 sq m / 810 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.