



**Wrights**  
01225 755553

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

£131,950

This spacious and beautifully presented one bedroom ground floor apartment is situated within the popular Staverton Marina.

Features include an updated kitchen and bathroom, a juliet balcony offering lovely views to the front, one allocated parking space PVCu double glazing and modern electric heating.

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.



**One bedroom ground floor apartment**

**Beautifully presented throughout**

**Updated kitchen and bathroom**

**Situated within the popular Staverton Marina**

**One allocated parking space**

**Juliet balcony with lovely views to the front**

**PVCu double glazing**

**Modern electric heating**

**Internal viewing highly recommended**

**No onward chain!**



## The property comprises

### Entrance Hall

With modern electric heater, storage cupboard, airing cupboard and intercom phone.

### Lounge

*10' 7" x 17' 6" (3.22m x 5.33m)*

With modern electric heater, television point, PVCu double glazed window to the side and PVCu double glazed french doors to the Juliet balcony, offering lovely lovely views to the front. Opens into...

### Kitchen

*6' 11" x 7' 4" (2.10m x 2.23m)*

With a range of eye level and base units, worktops with tiled splashbacks, sink/drain, integrated electric oven and ceramic hob with extractor hood over, space for fridge freezer and washing machine and PVCu double glazed window to the side.

### Bedroom

*11' 11" x 9' 11" (3.63m x 3.02m) max*

With modern electric heater and PVCu double glazed window to the front.

### Bathroom

With white suite comprising bath with mains shower over, pedestal hand basin and w.c, heated towel rail and extractor fan.

### Externally

One allocated parking space.

### Council Tax

The property is currently in Council Tax band A, with the rate payable for 2020/2021 being £1,315.08.

### Tenure

The property is sold as leasehold with a 125 year lease which commenced in 2004. The annual service charge for 2021 will be £820 and the ground rent is £125 per annum.





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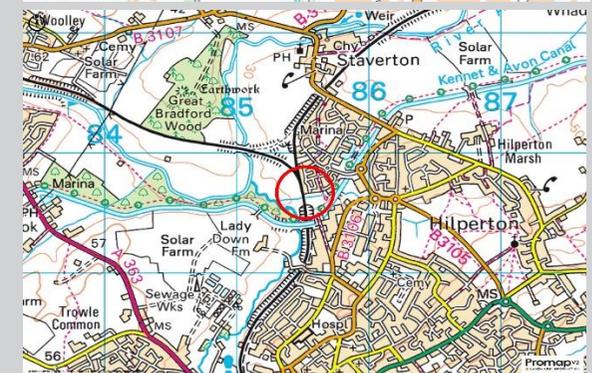
## 2D FLOORPLAN

### Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



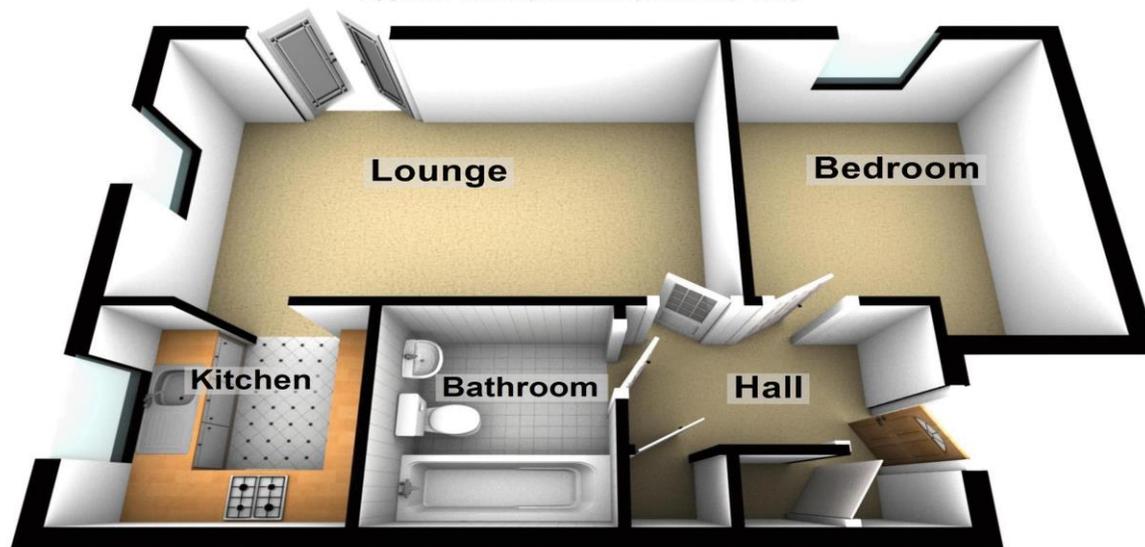
Total area: approx. 43.0 sq. metres (463.3 sq. feet)



## 3D FLOORPLAN

### Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 43.0 sq. metres (463.3 sq. feet)



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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.