



Wrights
01225 755553

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

£159,950

This spacious and well presented two double bedroom ground floor apartment is situated within the popular Staverton Marina development. Features include a spacious lounge/diner, a high quality refitted shower room, two good size bedrooms, modern electric heating, PVCu double glazing 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.



**Spacious two bedroom
apartment**

Ground floor

Two double bedrooms

Electric heating

**Modern re-fitted shower
room**

PVCu double glazing

Juliet balcony

Allocated parking

No onward chain!



The property comprises

Entrance Hall

With wood laminate flooring, large storage cupboard, airing cupboard housing hot water cylinder, intercom phone, modern electric storage heater and two PVCu double glazed windows to the rear.

Lounge/Diner

20' 6" x 10' 9" (6.25m x 3.27m)

With wood laminate flooring, modern electric storage heater, PVCu double glazed window to the front and PVCu double glazed french doors to Juliet balcony to the rear.

Kitchen

6' 5" x 8' 0" (1.95m x 2.45m) max

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

Bedroom 1

10' 0" x 12' 4" (3.06m x 3.76m)

With wall mounted electric heater and two PVCu double glazed windows to the front.

Bedroom 2

10' 0" x 10' 6" (3.06m x 3.19m)

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

Shower Room

With white suite comprising double shower enclosure with mains shower, hand basin with vanity unit and close coupled w.c, heated towel rail, fully tiled walls, extractor fan and obscured PVCu to the rear.

Externally

One allocated parking space.

Council tax

The property is currently in Council Tax band A, with the rate payable for 2021/2022 being £1,291.64.

Tenure

The property is sold with a 125 year lease which commenced in 2004. The ground rent is £125 per annum and service charge is approximately £950 per annum.



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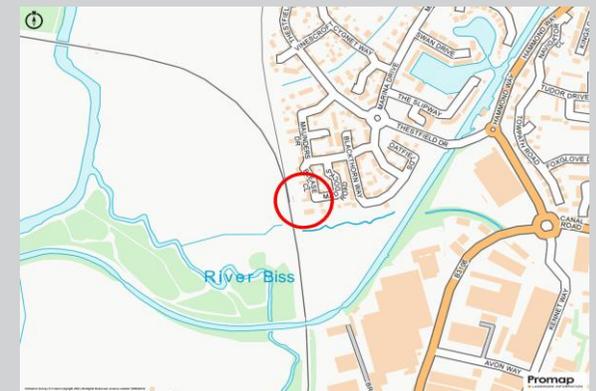
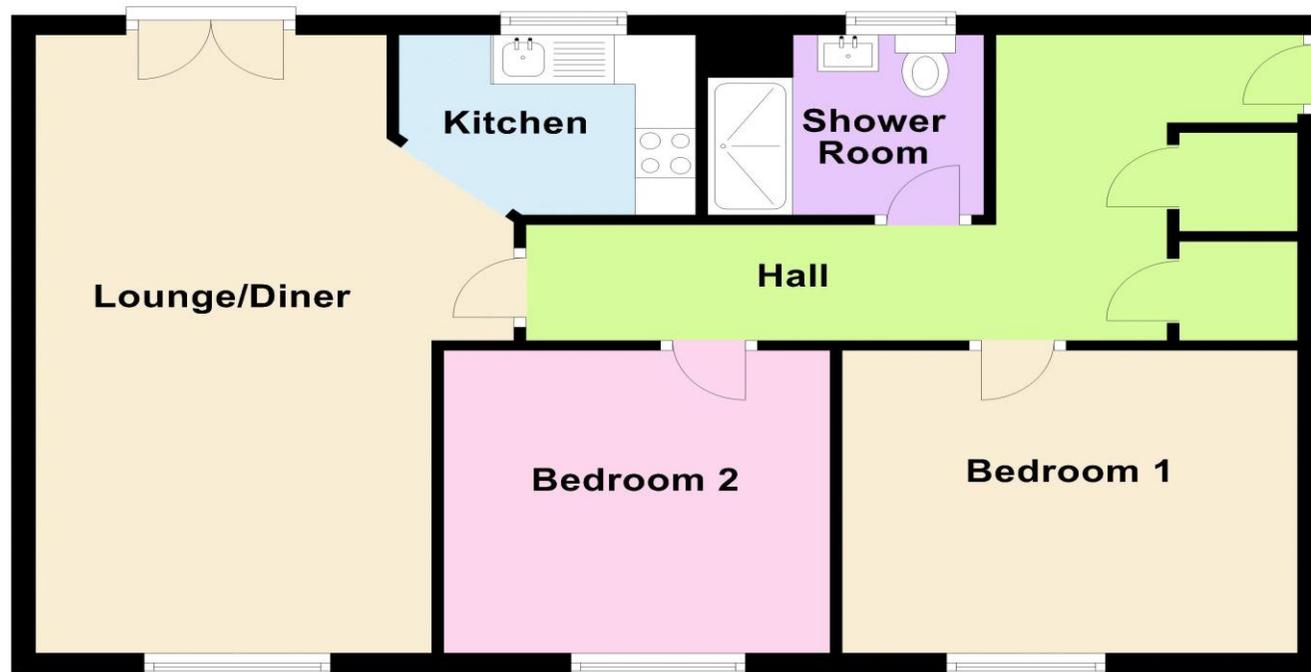
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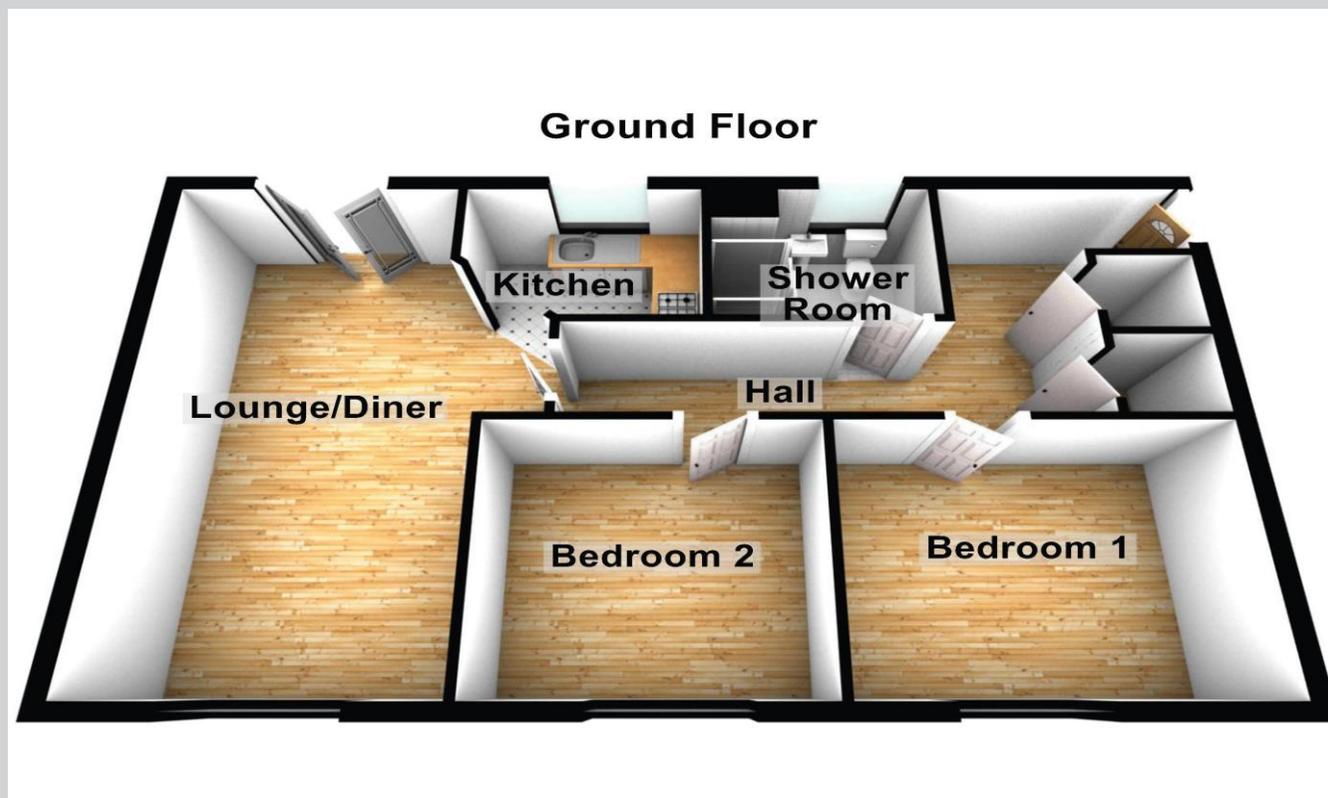
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2D FLOORPLAN

Ground Floor



3D FLOORPLAN





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Disclaimer

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