



**Wrights**  
01225 755553

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

£160,000

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 airing 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.

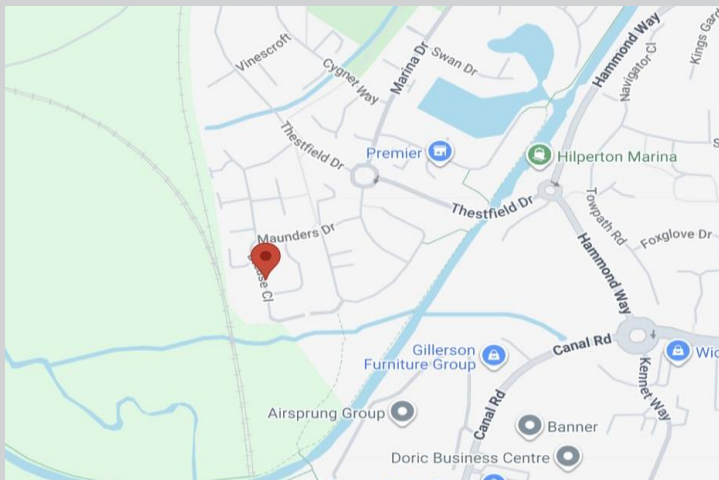






## First Floor









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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.