

Wrights
01225 755553

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

£150,000

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 ground floor apartment

Popular Staverton Marina development

Edge of open countryside

Close to attractive canalside walks

Spacious dual-aspect lounge/diner

Juliet balcony

Modern fitted kitchen

Two double bedrooms

Allocated parking

Offered for sale with no onward chain



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

This spacious two double bedroom ground floor apartment is situated within the popular Staverton Marina development, enjoying a pleasant position on the edge of open countryside and within easy reach of attractive canalside walks.

The accommodation includes a spacious dual-aspect lounge/diner with Juliet balcony, modern fitted kitchen, two double bedrooms and a spacious bathroom. Further benefits include PVCu double glazing, modern electric heating and allocated parking.

An ideal first-time purchase, investment or downsizing opportunity, the property is offered for sale with no onward chain.

The property comprises

Entrance Hall
With wood effect laminate flooring, intercom phone, wall mounted Dimplex Quantum storage heater, airing cupboard housing hot water cylinder and storage cupboard.

Spacious Lounge/Diner *15' 1" x 17' 8" (4.61m x 5.39m) max*
With wood effect laminate flooring, wall mounted Dimplex Quantum storage heater, PVCu french doors to the Juliet balcony and two PVCu double glazed windows to the side.

Kitchen *5' 4" x 9' 9" (1.62m x 2.98m)*
With a range of eye level and base units, work tops with tiled splash backs, one and a half bowl sink/drainer unit, integrated electric oven and ceramic hob with extractor hood over and space for fridge/freezer and washing machine.

Bedroom 1 *10' 1" x 8' 11" (3.08m x 2.71m)*
With wood effect laminate flooring, wall mounted electric heater and PVCu double glazed window.

Bedroom 2 *9' 6" x 7' 7" (2.90m x 2.30m)*
With wood effect laminate flooring, wall mounted electric heater and PVCu double glazed window.

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

Externally
One allocated parking space to the front of the property.

Council tax
The property is currently in council tax band B.

Tenure *0' 0" x 0' 0" (0.00m x 0.00m)*
The property is sold with a 125 year lease which commenced in January 2006. The ground rent is £125 per annum and the current service charge is £1277.04 per annum.

Services
Mains electricity, water and drainage are connected. 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.















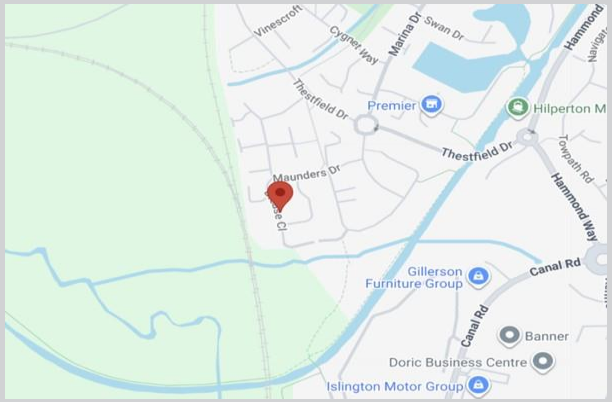
Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

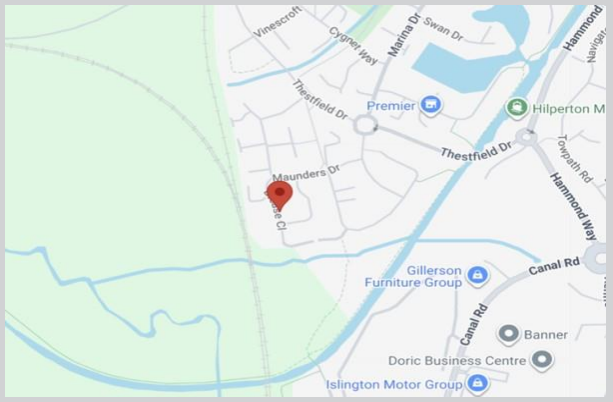

Wrights
Residential

First Floor




11
15
17
76 to 98 (even)


Vinescroft
Cygnet Way
Marina Dr
Swan Dr
Hammond
Thestfield Dr
Premier
Hilperton M
Thestfield Dr
Maunders Dr
Townpath Rd
Hammond Way
Gillerson Furniture Group
Canal Rd
Canal Rd
Banner
Doric Business Centre
Islington Motor Group


Vinescroft
Cygnet Way
Marina Dr
Swan Dr
Hammond
Thestfield Dr
Premier
Hilperton M
Thestfield Dr
Maunders Dr
Townpath Rd
Hammond Way
Gillerson Furniture Group
Canal Rd
Canal Rd
Banner
Doric Business Centre
Islington Motor Group

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.