





# 17 SHACKLETON PLACE, DEVIZES, SN10 2GZ

£381,000

- BRAND NEW RETIREMENT HOME
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY & EXTENSIVE COMMUNAL GROUNDS
- RESIDENTS LOUNGE WITH BISTRO RESTAURANT
- ACTIVE COMMUNITY WITH LOTS OF EVENTS
- VENTAXIA AIR FILTRATION SYSTEM
- 2 LIFTS TO ALL FLOORS
- PART EXCHANGE & SHARED OWNERSHIP
- OPTIONS FOR ADDITIONAL CARE
- EPC RATING C

Set within 5 acres of leafy grounds, Shackleton Place is McCarthy Stone's top of the range Retirement Living Plus development. Complete with a huge number of facilities and a variety of services to make your move easy, you will be able to enjoy the thriving community for the over 70s.

McCarthy Stone have built a solid reputation of quality within the retirement sector and Shackleton Place is no exception. Each property benefits from a 24 hour video security system, handy man service and 24/7 on site assistance. The communal areas include an impressive homeowners lounge with bistro restaurant, laundry, library and wellness centre offering hair and nail salons. Further to this, you have mobility scooter parking and car parking is available for a one off payment of £5,000. A lift provides easy access to each floor and a guest suite is available to visitors for £25 per night.

The community spirit is superb with events held most days. This includes games clubs, exercise classes, movie nights and prosecco Fridays. The property is available furnished to make moving easier and part exchange is available. In addition, shared ownership is available with a minimum share of 50%.

We have been informed the property is leasehold with a 999 year lease. The annual ground rent is £508.56 with an annual service charge of £9,169 to include the vast array of services and buildings insurance. Upon resale, a contingency fee of 1% is payable to McCarthy Stone.

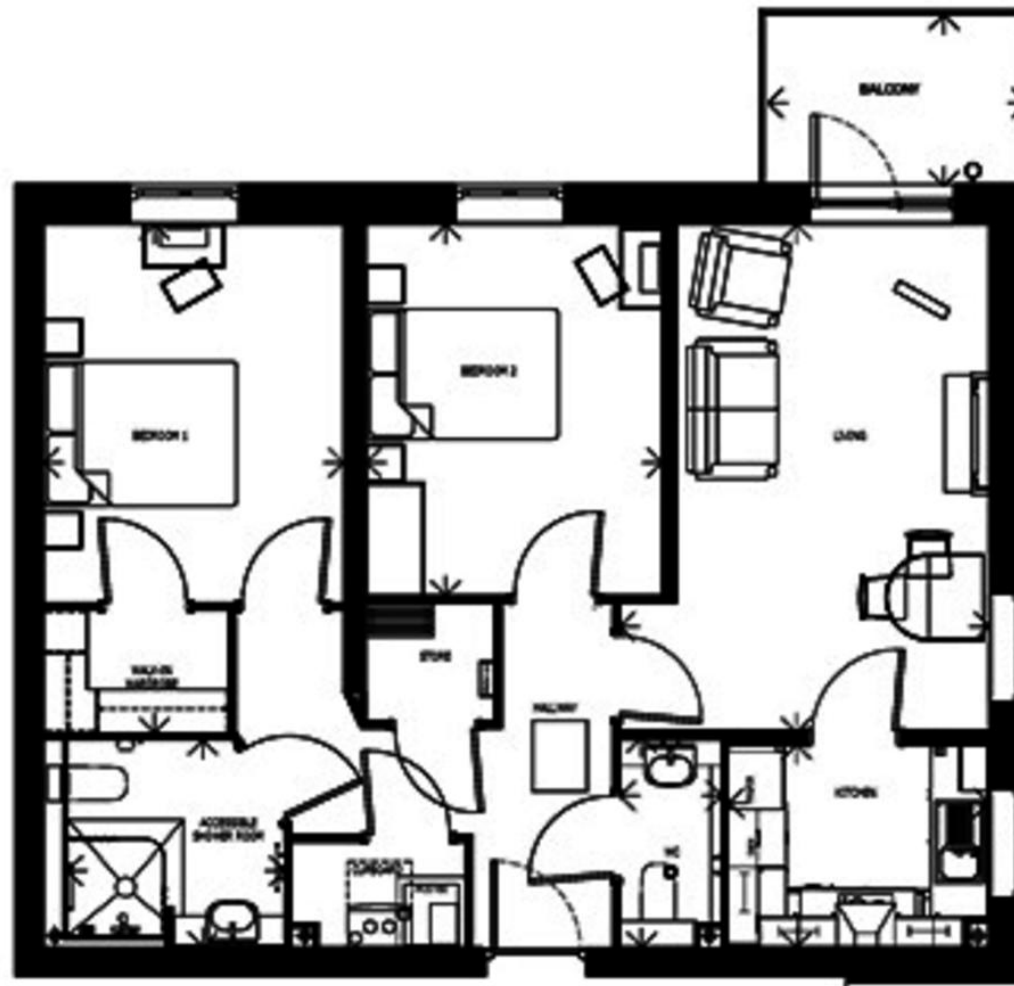
## DIRECTIONS

Heading into Devizes along Bath Road (A361), pass the turning for the A342 and then turn left into Shackleton Place.

COUNCIL TAX D\* - £2,079.49 (from April 2021). For further information please contact Wiltshire Council on 0300 456 0109. \*Properties altered/extended since 1st April 1993 could be subject to review.



**FLAT AREA :-**  
**800.50 ft<sup>2</sup>**  
**74.37 m<sup>2</sup>**  
 Measured to finished  
 plasterboard faces  
 disregarding inner walls  
**BALCONY AREA :-**  
**51.45 ft<sup>2</sup>**  
**4.78 m<sup>2</sup>**



LIVING ROOM	17'-4" max x 12'-7" max	5283mm max x 3829mm max
KITCHEN	8'-11" max x 8'-0" max	2722mm max x 2438mm max
BEDROOM 1	11'-4" max x 10'-3" max	3483mm max x 3127mm max
BEDROOM 2	12'-7" max x 10'-3" max	3889mm max x 3127mm max
WC	6'-0" max x 3'-0" max	1829mm max x 914mm max
ACCESSIBLE SHOWER	7'-6" max x 7'-4" max	2287mm max x 2240mm max
BALCONY	8'-0" max x 8'-0" max	2438mm max x 2438mm max

**Note:** The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



