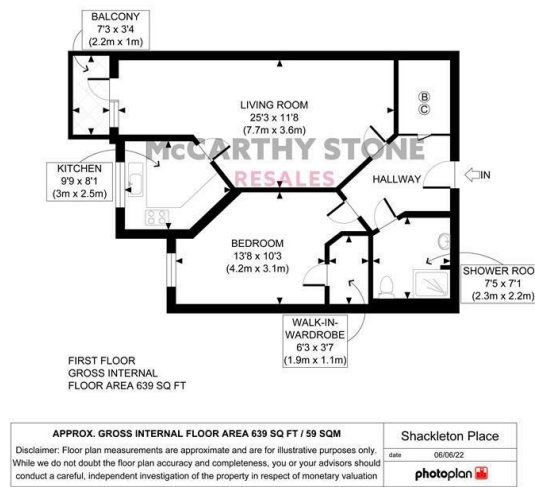
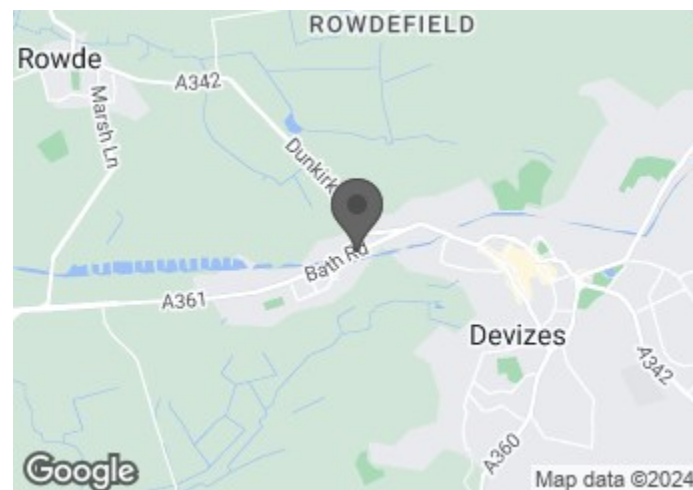


McCARTHY STONE RESALES

25 SHACKLETON PLACE BATH ROAD, DEVIZES, SN10 2GZ



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH
LARGE BALCONY OVERLOOKING MATURE LANDSCAPED GROUNDS.
Retirement Living Plus

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SHACKLETON PLACE, DEVIZES, WILTS

1 BEDROOMS £210,000

INTRODUCTION

This super apartment is located on the first floor conveniently placed for the lift service to all floors. The apartment enjoys a large balcony looking across the mature trees and landscaping to the front of the Shackleton Place providing an interesting insight into the daily activity around the development. The accommodation provides a welcoming living room with French door to the balcony, the 'sparkling' kitchen is well-equipped with a range of integrated appliances, the bedroom is of a good size with a walk-in wardrobe and there is a very sensible wetroom with level access shower.

This is a 'Retirement Living Plus' development Constructed in 2018 by multi award-winning McCarthy and Stone. It provides a fantastic lifestyle living opportunity for the over 70's designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff who oversee the smooth running of the development. There are superb communal facilities including a wonderful Bistro providing quality meals, snacks and drinks at very affordable prices. Homeowners benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

Shackleton Place is a unique setting with the feel of a hamlet community set among mature trees, rolling countryside and abundant wildlife you might be fooled to think you were living miles from anywhere. However Devizes is only 0.7 miles distance where you will find a thriving Market Town full of independent and well-known shops, as well as a market square with a super outdoor market every Thursday. There's also plenty to keep you busy and active nearby. Devizes Leisure Centre is just 1.2 miles away and a cinema, library and Devizes Bowls Club are all within 1 mile of Shackleton Place.

Devizes features a variety of local and national shops including a large Sainsbury's that's just under a mile from the development. The town is also lucky to have kept a good selection of unique independent shops offering a wide range of goods not found

elsewhere. Weekly general and collectors markets, farmers' markets and continental markets also serve to give the town a rich sense of character and community. A visit to the town's central Market Place offers several restaurants and cafes for laid back afternoons and evening meals, as well as a range of boutiques and shops. There is a pedestrianised area known as The Brittox. Devizes is also home to the Wadworth Brewery at the north end of Market Place, their Shire Horses can regularly be seen making deliveries across the town centre. Lovers of the great outdoors will enjoy the fantastic access to the stunning Salisbury plain in the heart of the Wiltshire countryside. With 300 square miles of chalk downlands, the plain is known for its rich archaeological history and is also home to the legendary Stonehenge.

ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light, shelving, housing the Gledhill boiler supplying hot water, 'Vent Axia' system and plumbing for automatic washing machine. A feature glazed panelled door leads to the living room.

LIVING ROOM:

A really comfortable room enhanced by the double-glazed French Door and side panel opening onto a good-sized balcony. A feature glazed panelled door leads to the kitchen.

BALCONY:

A very pleasant and likely to be well-used facility. Enjoying a sunny southerly aspect overlooking the extensive mature grounds and landscaping of the development. A perfect spot to relax yet to be able to watch the day-to-day activity around the development. Outside light.

KITCHEN:

With a double-glazed window and garden view. Excellent range of contemporary 'soft white high-gloss' wall and base units with contrasting laminate worktops and matching upstands, under-unit lighting and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a Bosch four-ringed ceramic hob with stainless steel chimney extractor hood over and modern glazed splashpanel, Bosch oven and concealed fridge and freezer. Ceiling spot light fitting, and attractive flooring.

BEDROOM:

A lovely bedroom with a double glazed window and a walk-in wardrobe with auto-light, ample hanging space and shelving.

WETROOM:

Modern white sanitary ware comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards beneath and to each side and demister mirror with integrated light positioned over, walk-in level access shower with adjustable shower attachment, extensively tiled walls, wetroom flooring, emergency pull cord, heated ladder radiator, ceiling spot light fitting.

GENERAL:

There are lovely mature communal grounds with many trees and teeming with wildlife. Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hours domestic help a week is included in the Service Charge.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

The service charge for this property is £8,930.44 per annum up to financial year end 30/09/2024

Lease 999 Years from the 1st June 2018

Ground Rent: £435 per annum

Ground rent viewed date: June 2033

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

