



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 790 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 790 SQ FT / 73 SQM	Shackleton Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/03/23
	photoplan

Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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35 Shackleton Place

Bath Road, Devizes, SN10 2GZ

PRICE REDUCED



PRICE REDUCTION

Asking price £305,000 Leasehold

Located on the second floor, yet positioned with no apartment directly above, is this very well presented, two bedroom retirement apartment with balcony overlooking the beautiful landscaped communal gardens, along with the added benefit of an allocated parking space.

\*On Site Bistro\* \*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

# Shackleton Place, Devizes, Wiltshire, SN10

## 2 Bed | £305,000

PRICE  
REDUCED

### Shackleton Place

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 per night applies.

### The Local Area

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. Further large storage cupboard.

### Cloakroom

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.

### Living Room

Double aspect lounge with glazed French Door and side panel opening onto a balcony. A feature glazed panelled door leads to the kitchen. Internet connection available.

### Balcony

A lovely balcony with an outlook over the beautiful landscaped communal gardens.

### Kitchen

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

### Master Bedroom

With double glazed window and a walk-in wardrobe with auto-light, ample hanging space and shelving. Emergency pull cord.

### Second Bedroom

A further double bedroom that could alternatively be used as a study/hobbies room.

### Shower Room

Modern white sanitary ware comprising; walk-in level access shower with adjustable shower attachment, 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. Extensively tiled walls, vinyl flooring, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

### Parking

No.35 comes with an allocated parking space.

### Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of

communal areas

- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £12,372.54 per annum (up to financial year end 30/09/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold Information

Lease term: 999 years from the 1st June 2018

Ground rent: £510 per annum

Ground rent review date: June 2033

### Care & Support

The personal care services available at Shackleton Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### Additional Information & Services

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

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

