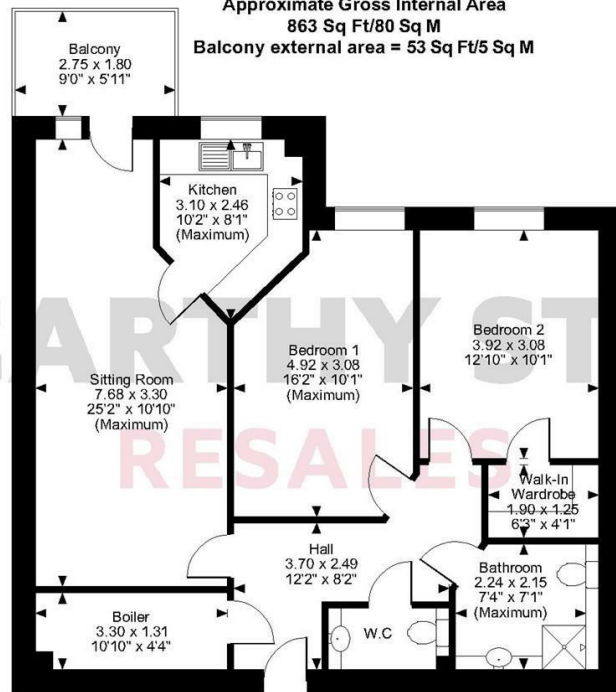


Shackleton Place, BathRoad, Devizes
 Approximate Gross Internal Area
 863 Sq Ft/80 Sq M
 Balcony external area = 53 Sq Ft/5 Sq M



First Floor

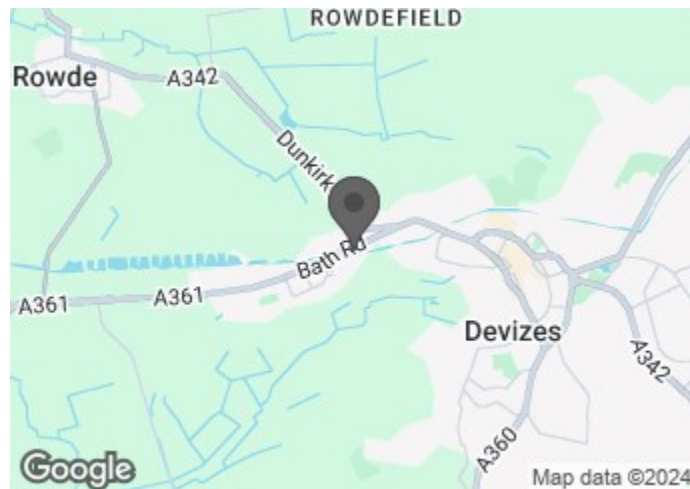
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

22 SHACKLETON PLACE BATH ROAD, DEVIZES, SN10 2GZ



COUNCIL TAX BAND: D



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

McCARTHY STONE RESALES

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.



Beautifully presented, first floor retirement apartment. Balcony accessed from spacious living room. Two double bedrooms, modern kitchen & shower room, plus separate cloakroom.

On Site Bistro *Energy Efficient* *Pet Friendly*

ASKING PRICE £335,000 LEASEHOLD

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

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SHACKLETON PLACE, DEVIZES, WILTS, SN10 2GZ

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.

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.

THE LOCAL AREA

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.

NO.22

As you step into this lovely retirement apartment, you are greeted by a cosy reception room with direct access to a balcony with leafy outlook. The apartment boasts two comfortable bedrooms, or, for a single occupant looking for a guest room or home office/study/crafts room. The property features a well-appointed bathroom, and separate cloakroom, ensuring convenience and privacy for all residents. The modern age of the apartment means you can enjoy contemporary amenities and a layout designed for secure but independent retirement living. Located in the heart of Devizes, you'll have easy access to all the amenities this historic market town has to offer. From quaint shops to charming cafes and restaurants, everything you need in the local vicinity.

ENTRANCE HALL

Intercom system that provides both a 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. Glazed panelled door leads to the living room. All other doors to both bedrooms, bathroom, and cloakroom.

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

Feature fire surround and electric fire. Double-glazed French Door and side panel opening onto a balcony with green leafy outlook. Ceiling lights, power points, TV and telephone points. Glazed panelled door leads to the kitchen.

KITCHEN

With a double-glazed window. 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

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

SHOWER ROOM

Modern white sanitary ware comprising; walk-in shower, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and mirror above. Fully tiled walls, vinyl flooring, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

SECOND BEDROOM

Generously sized second bedroom with double glazed window.

PARKING

No.22 has it's own allocated parking space.

ADDITIONAL SERVICES & INFORMATION

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

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).

LEASE INFORMATION

Lease term: 999 years from the 1st June 2018

Ground rent: £510 per annum

Ground rent review date: June 2033

2 BED | £335,000

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.

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.

