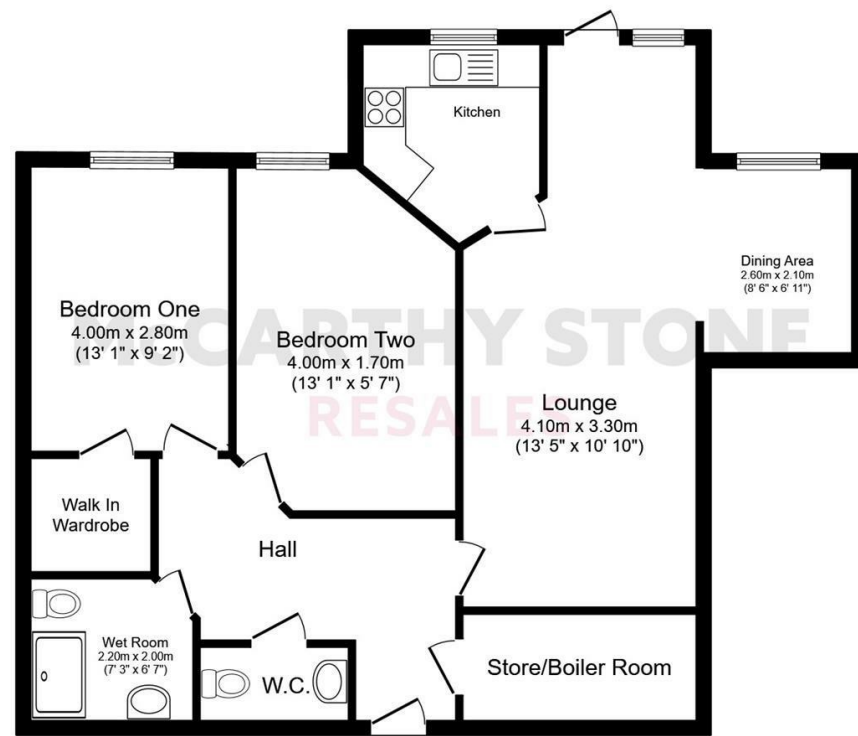


McCARTHY STONE RESALES

16 SHACKLETON PLACE BATH ROAD, DEVIZES, SN10 2GZ



Total floor area 87.3 sq.m. (940 sq.ft.) approx

Printed Contact Details...

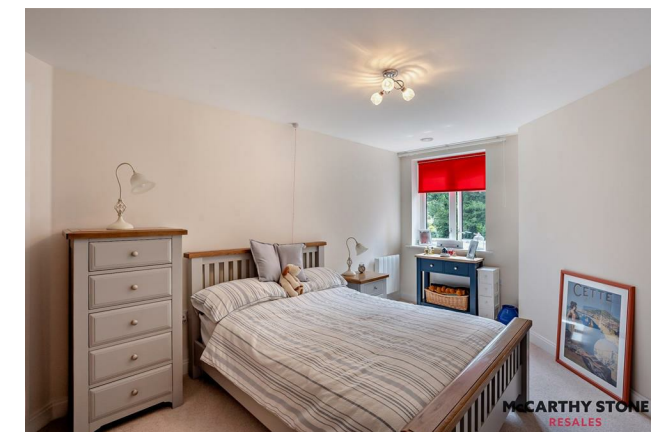
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



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



McCARTHY STONE RESALES

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Excellent two-bedroom, first-floor apartment with a patio door leading to a balcony that overlooks mature landscaped grounds. This property includes an allocated parking space and the apartment is nearly new.

ASKING PRICE £335,000 LEASEHOLD

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

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

SHACKLETON PLACE, DEVIZES, WILTSHIRE, SN10 2GZ

INTRODUCTION

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:

The property features a solid oak-veneered entrance door with a spy-hole and a security intercom system that offers both visual (through the homeowner's TV) and audio links to the main entrance. An emergency pull cord is available, along with a walk-in utility cupboard that includes lighting, shelving, a Gledhill boiler for hot water, a 'Vent Axia' system, and plumbing for an automatic washing machine. A distinctive glazed panel door opens to the living room, complemented by an additional large storage cupboard.

CLOAK ROOM

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

The lounge features dual aspects with a glazed door and side panel that open onto a balcony. A distinctive glazed panel door provides access to the kitchen. Internet connectivity is available.

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.

BEDROOM TWO

Spacious 2nd bedroom.

2 BED | £335,000

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 beautiful mature communal grounds with many trees and wildlife. This property comes with an allocated parking space.

SERVICE CHARGE:

- 1 Hour domestic assistance (per week)
- 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

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

Service charge: £11,828.58 per annum (up to financial year end 30/09/2024)

CAR PARKING SPACE

This property comes with its own carparking space.

GROUND RENT

Lease term: 999 years from the 1st June 2018

Ground rent: £510 per annum

Ground rent review date: June 2033

