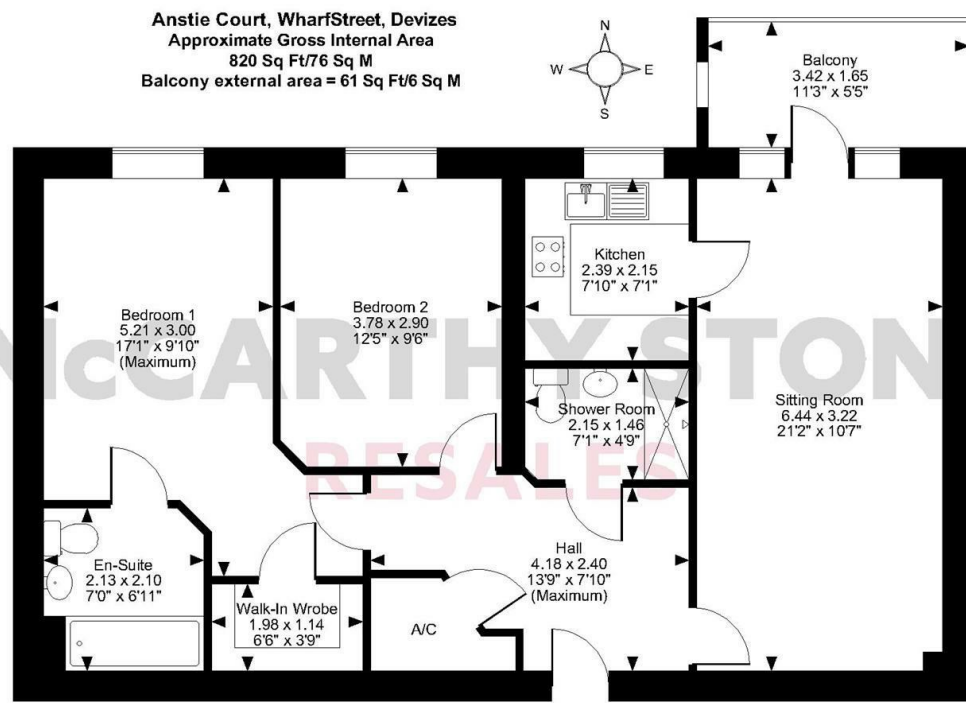


PRICE REDUCED

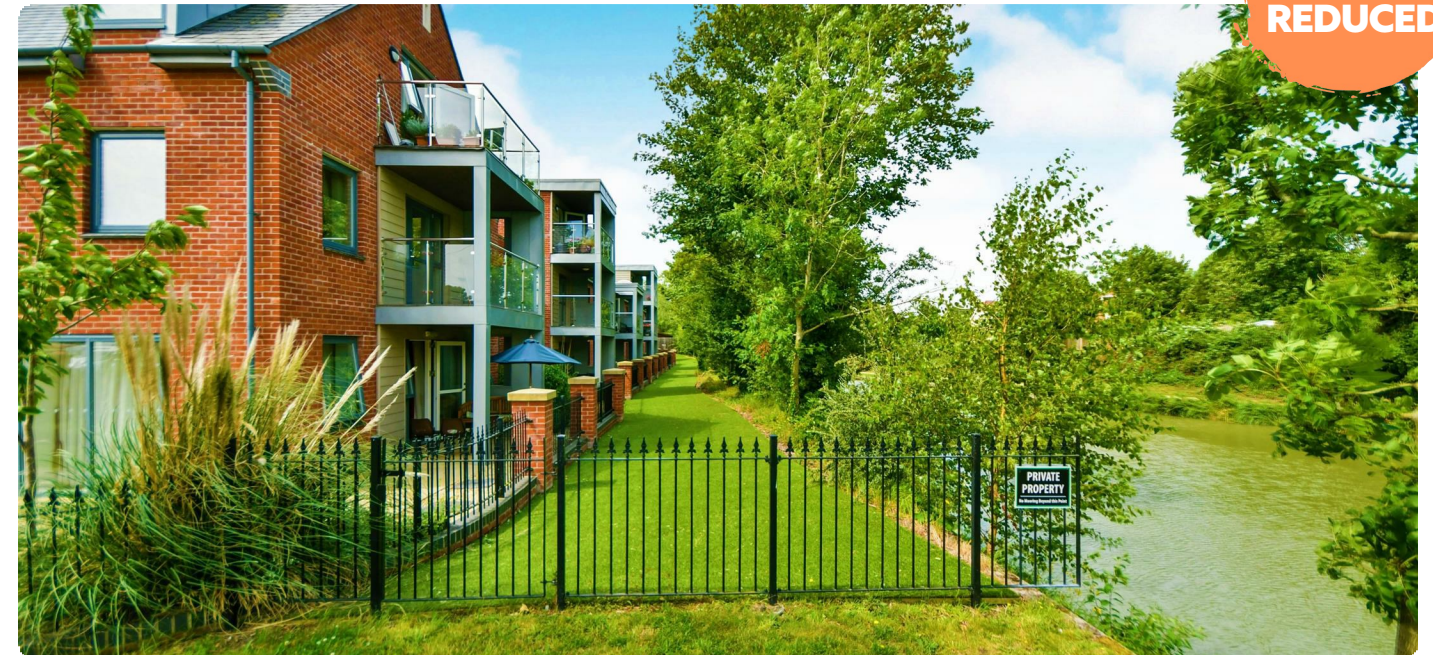
25 Anstie Court

Wharf Street, Devizes, SN10 1GA



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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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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PRICE REDUCTION

Asking price £335,000 Leasehold

Fabulous two double bedroom retirement apartment with walk out balcony and lovely outlook of the adjacent canal. Master bedroom with walk in wardrobe & en-suite, plus further shower room.

\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

# Anstie Court, Wharf Street, Devizes, SN10

2 Bed | £335,000

PRICE  
REDUCED

## Anstie Court

Anstie Court was constructed in 2014 by renowned retirement home specialists McCarthy Stone. It is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The property enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and landscaped gardens. The bustling and historic Town Centre is just a few minutes easy walk away and the canal path is literally 'on the doorstep'.

## No. 25

Occupying a prime spot within Anstie Court, apartment 25 is located on the first floor with a balcony offering a fantastic unrestricted outlook across the Kennet and Avon Canal. This is a very spacious property; a lovely living room opens onto the balcony. There is a well fitted kitchen complete with integrated appliances, two excellent bedrooms, one with en-suite facilities, and a modern wet-room with walk-in shower. Also on this floor is a second cosy lounge area with canal views and the library. The lift service is a short walk away providing access to all other floors.

## Entrance Hall

Of a good size with plenty of space for hall style furniture. Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill hot water boiler. Doors leading to both bedrooms, shower room, and living room.

## Living Room

A lovely room with a double-glazed French door with matching side-panel opening onto a very pleasant balcony with views across the Kennet and Avon canal. There is a focal point

fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

## Balcony

walk-out covered balcony with decked floor, outside light and glazed balustrade. A peaceful outdoor space where time can drift by as slowly as the narrow boats meandering up the canal.

## Kitchen

Triple-glazed electronically operated window with an outlook to the canal ensuring that washing the dishes is never a chore. Excellent range of Maple effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer, plumbed for washing machine. Extensively tiled splashbacks and tiled floor.

## Master Bedroom

An excellent sized room with a triple-glazed window with a canal view. Walk-in wardrobe with auto light, ample hanging space and shelving. Door leading to the en-suite bathroom.

## En-Suite

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with storage cupboard below, mirror, light and shaver point, panelled easy access bath with shower attachment and glazed shower screen. Fully tiled walls and floor, heated towel rail, emergency pull cord.

## Second Bedroom/Study Room

With a triple-glazed picture window and canal view. TV and power points,

## Wet Room

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with storage cupboard below, mirror light and shaver point. Walk-in level access shower with adjustable shower attachment and glazed shower screen, fully tiled walls and floor, heated towel rail, emergency pull cord.

## Parking

Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £4,359.96 per annum (up to financial year end 31/03/2025).

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 125 Years from 1st June 2013

Ground rent £495 per annum

Ground rent review: 1st June 2028

## 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.

