



📍 35 Sudweeks Court, New Park Street, Devizes, Wiltshire, SN10 1DX

🏠 Guide Price £128,500

A well presented and larger than average retirement apartment in the heart of the town centre of Devizes, with 1 large double bedroom, a modern shower room and spacious dual aspect sitting/dining room.

- Spacious Retirement Apartment
- In Excellent Decorative Order Throughout
- 20 FT Long Double Bedroom
- 22 FT Dual aspect Sitting/Dining Room
- Modern Kitchen With Appliances
- Contemporary Shower Room
- Town Centre Location
- Communal Lounge & Gardens
- Parking Available (On A First Come First Serve Basis)
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating C



A light and airy one double bedroom apartment with a 22ft dual aspect living / dining room and a beautifully presented interior. Located in a perfect position for easy access to Devizes town centre and its numerous amenities.

The spacious accommodation comprises a very generous entrance hall (with large storage cupboards), opening through to a wonderful sitting/dining room with glass panelled double doors into the modern kitchen that comes with a range of integrated appliances. This apartment does have views across to Roundway Hill. There is a sizable 20ft double bedroom with large integrated mirrored wardrobes, and a contemporary shower room. All carpets and curtains are included, some other furniture is available to purchase by negotiation.

This well presented apartment is larger than the average one bedroom apartment and is situated in the highly regarded Sudweeks Court retirement complex which was constructed by market leaders McCarthy and Stone in 2006 and comprises 39 apartments arranged over 3 floors. Each floor is served by a lift and stairs. Sudweeks Court has a great community spirit and residents can participate if they so wish in the various activities centred around the spacious residents' lounge. The House Manager looks after the day to day running of the complex and there is a well equipped laundry room, guest suite available to hire for families staying over and security and fire systems to provide peace of mind.

The property is offered with no onward chain.

#### **Situation**

The apartment is very well situated being just a short stroll from the historic Market Place and town centre.

The town boasts a wide range of amenities including a leisure centre, various supermarkets, a variety of shops, a cinema (currently under refurbishment), a small theatre at The Wharf and a thriving weekly market. The wonderful Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Council Tax: Band C

The property is on a 125 year Lease commencing 1st August 2006. Services Charges Twice Yearly- Paid £1642.35 1.3.23 to 31.8.23

This Covers all heating, lighting, maintenance for communal areas, buildings insurance, water and sewerage charges and external maintenance including window cleaning.

Ground Rent Half Yearly £197.50.

PLEASE NOTE: A single tenant must be at least 60 years old. If joint tenants the first must be at least 60 years old and the second at least 55 years old.

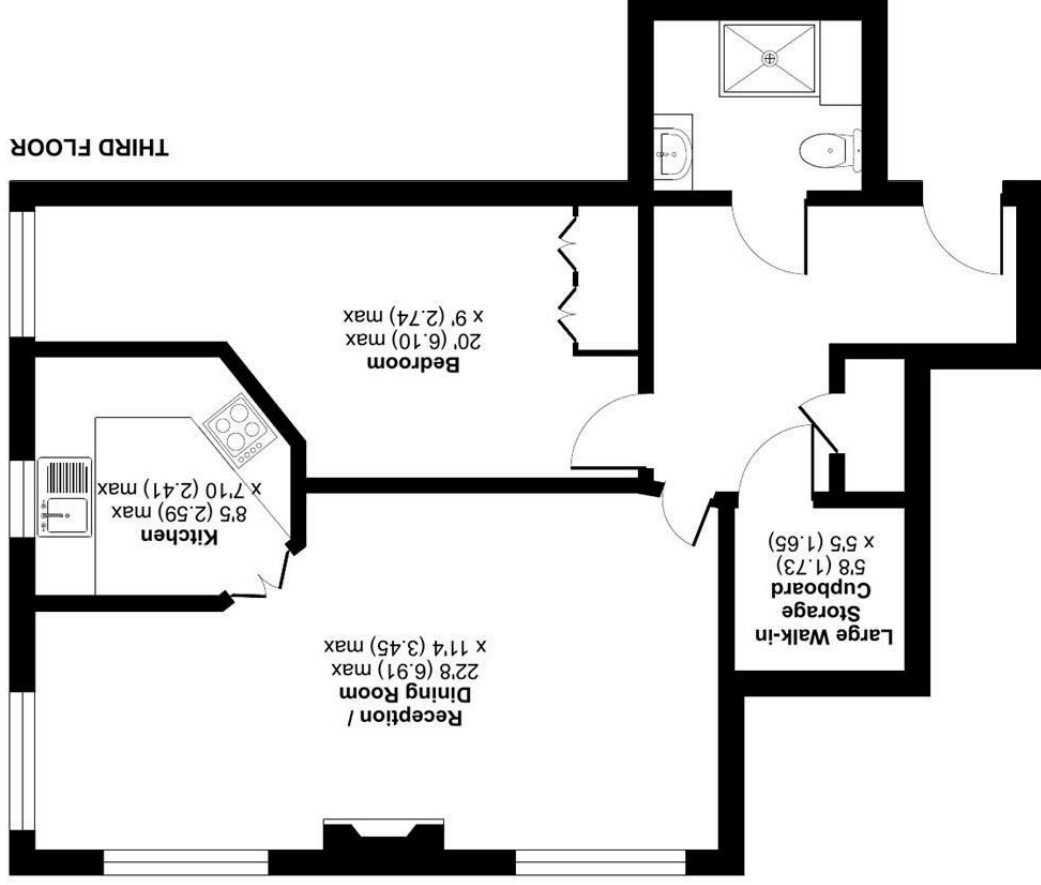
Pets are not allowed unless with written permission of the Landlord.



# New Park Street, Devizes, SN10

Approximate Area = 637 sq ft / 59.2 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhocom 2022. Produced for Strakers. REF: 973455