



📍 6 Anstie Court Wharf Street, Devizes, Wiltshire, SN10 1GA

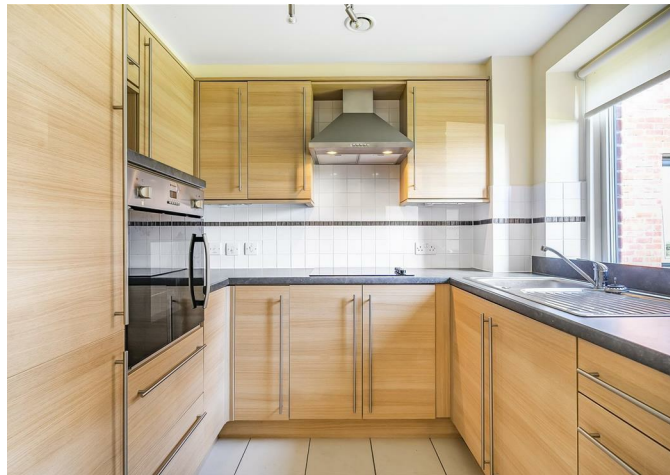
🏠 £165,000

A 1-bedroom, ground floor apartment, in the popular Anstie Court development. Brought to the market with no onward chain.

- 1-bedroom
- Ground floor apartment
- Doors opening up to lawned area
- No onward chain
- Large living room
- A large double bedroom with walk-in wardrobe
- Stylish walk in wet-room
- Communal gardens and living rooms
- Close to canal and town centre

🏠 Leasehold

🏠 EPC Rating C



A well-presented, 1-bedroom, ground floor apartment in the popular Anstie Court over 60's development. Offered to the market with no onward chain.

Walking through the door of this, spacious, bright & airy apartment, you are first greeted by an entrance hallway, which provides great storage through a large cupboard. Off to your right of the hallway, is the fantastically sized, 21'3ft living/dining room, with feature electric fireplace and a single door, with windows either side, leading to communal garden space outside, which is ideal for sitting out in the sunshine with the added benefit of not having to maintain it! Accessed via the living room, the well-designed and modern kitchen offers a range of wall & floor-mounted units, electric hob, waist height electric oven and integral fridge/freezer.

To the other side of the apartment is the large double-bedroom with walk in wardrobe. A modern walk in shower room completes the accommodation.

Heating is provided through under floor heating, there are UPVC triple glazed windows and quality sanitary ware. Further benefits include a house manager, 24 hour emergency call system, lift to every floor, mobility scooter store and charging facility, two ground floor communal reception rooms, a kitchenette and a guest suite, laundry room with all facilities. In addition the first floor boasts 2 rooms that overlook the canal with floor to ceiling windows that are used for games and crafts as well.

#### **Situation**

Anstie Court itself is wonderfully appointed, being situated by the Wharf- a stone's throw from the historic market town of Devizes, which boasts a wide range of amenities including a choice of shops, supermarkets, a leisure centre, small theatre, museum and thriving weekly market. The historic Kennet and Avon Canal runs through the town providing fishing and walking facilities and Anstie Court fronts on to the Canal. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Tenure: Leasehold / Local Authority: Wiltshire Council / Council Tax Band: C / EPC: C

The leasehold is 125 years from 1 June 2013.

Service charge: £241 per month, which includes water rates.

Ground Rent: circa £430 per year.

Services: Mains electricity, water & drainage. Underfloor heating.

#### **Facilities Included**

Key fob entry system / Secure car parking available on site to permit holders (Please note there is a waiting list for permits).

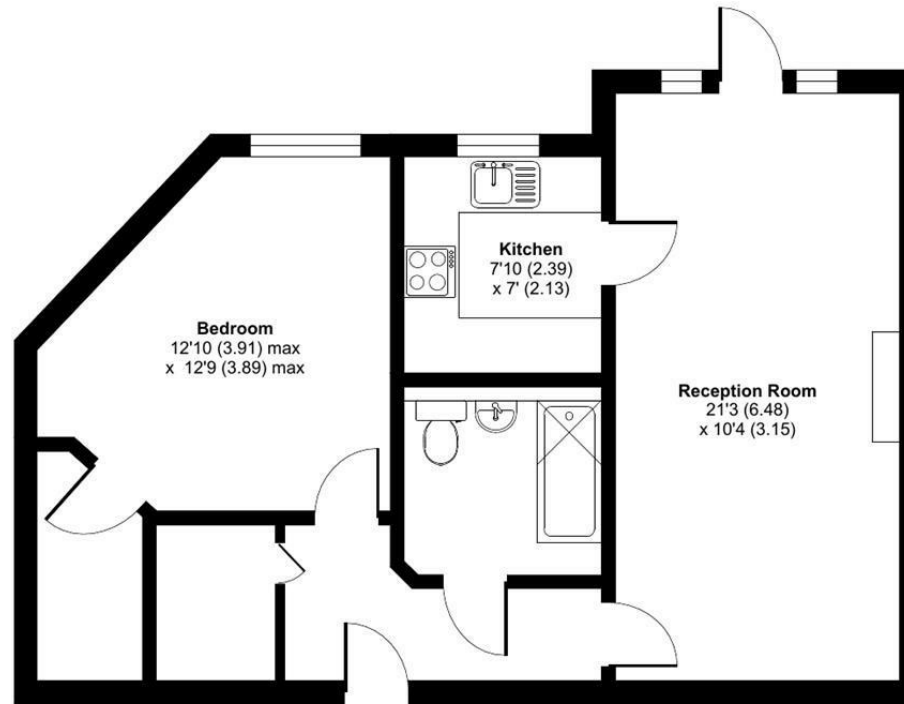
Guest suite / House Manager / Landscaped gardens / Two Lifts to every floor / Two Lounges for socialising.



# Anstie Court, Wharf Street, Devizes, SN10

Approximate Area = 596 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Strakers. REF: 1161420

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