



📍 12 The Keep London Road, Devizes, Wiltshire, SN10 2GG

🏠 £220,000

A fantastic opportunity to own a piece of Devizes history with this superbly converted former Victoria Barracks. This 2- double bedroom, spacious and bright 3rd floor apartment really isn't one you want to miss.

- Third floor apartment
- 2-double bedrooms
- Your own piece of this historical building
- 2 allocated parking spaces
- Immaculately presented throughout
- En-suite to principal bedroom
- Character seamlessly blended with modern style
- Views towards open countryside
- Communal cellar storage

🏠 Leasehold - Share of Freehold

🏠 EPC Rating E



A superbly converted, former Victorian barracks, immaculately presented throughout, this 2-double bedroom, third floor apartment is a chance to own your part of Devizes history with the added benefit of being ready to move straight in.

With the benefit of having a secure external access door with intercom system and your own private entrance on the third floor, you have convenient storage outside of your apartment. Walking through the front door, you are greeted with an entrance hallway and immediately get the feeling of charm and character. A real 'wow-factor' of this apartment is the incredible kitchen/living/dining room, with large windows all around, high ceilings, oak flooring, exposed brickwork/beams and it's open plan living, it really is perfect for entertaining or cosying up with the far reaching views of Roundway Hill. The modern, well-equipped kitchen, blends the charm of the space with modern conveniences and includes an electric oven, electric hob, integral fridge/freezer and space for a washer/dryer.

The 2-double bedrooms, both enjoy far reaching countryside views. The principal bedroom boasts built in wardrobes and an en-suite shower room. A modern family bathroom completes this incredibly charming and well-presented apartment. The apartment benefits from electric underfloor heating throughout.

Externally, there are 2 allocated parking spaces, which, through gated access, leads to a large public green. Being only a stones throw away from town centre, a shop and the popular Hourglass pub, this really is an apartment that won't stick around for long.

Situation

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

Property Information

Tenure: Share of the Freehold (all 13 properties becomes members of the management company). Peppercorn ground rent. 999 year lease from 2013. Service charge: £1,680.00p.a (this covers communal gardening, building insurance, lighting, the upkeep of all communal areas and a sinking fund).

Services: Mains water, electricity & drainage. Air Source Heat Pump with underfloor heating.

Council Tax: Band B

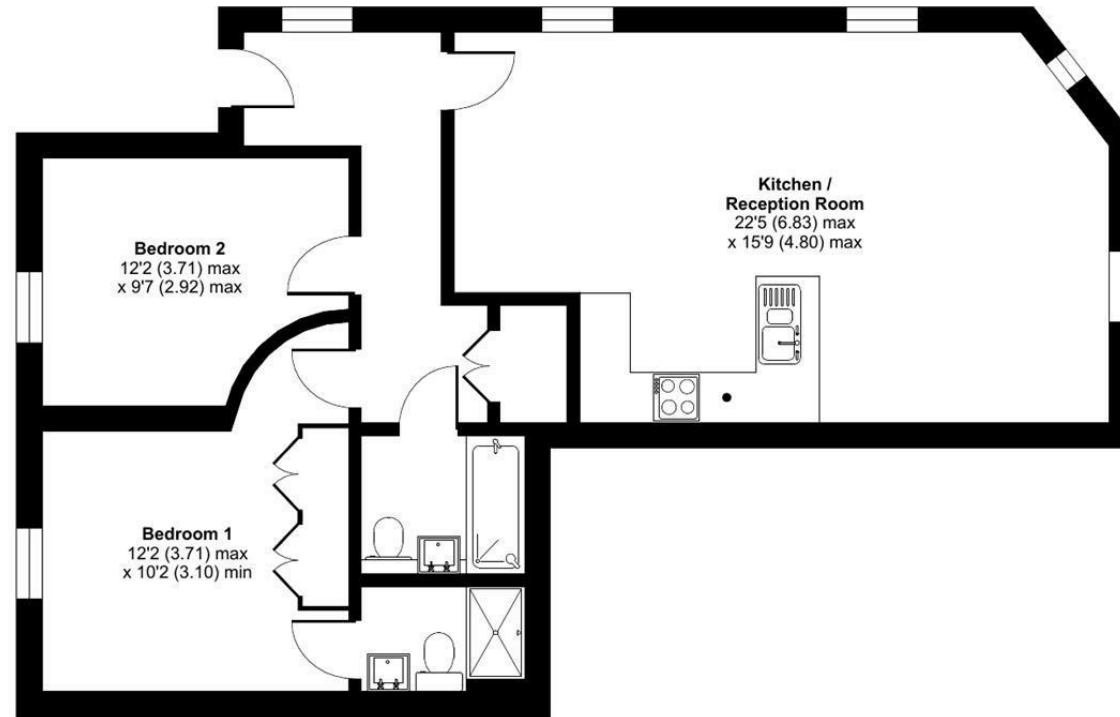
Communal Bin Store.



London Road, Devizes, SN10

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1161364

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