



📍 4 Shackleton Place Bath Road, Devizes, Wiltshire, SN10 2GZ

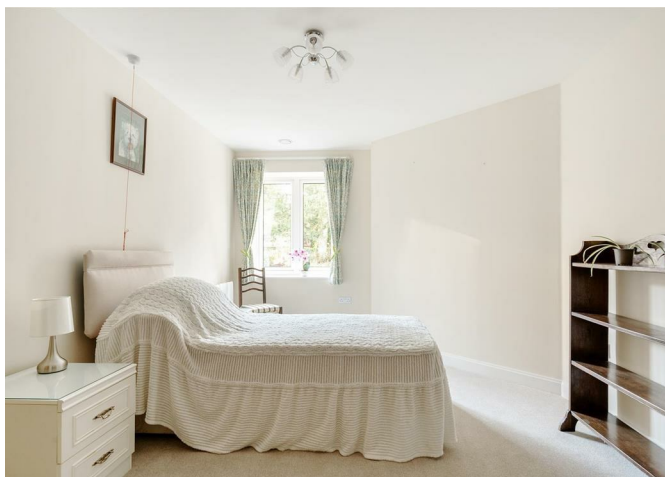
🏠 Guide Price £320,000

A recently redecorated, very smart 2 double bedroom over-70's ground floor apartment, with a south facing courtyard garden.

- Ground Floor Apartment
- 2 Large Double Bedrooms
- Private South Facing Courtyard Garden
- Recently Redecorated & New Carpets
- Walk-In En Suite Wet Room
- Stylish Kitchen With Appliances
- Utility/Store Room
- Well Maintained Communal Gardens
- Guest Suite, Salon, Laundry Room Available
- On Site Bistro

🔑 Leasehold

🏠 EPC Rating B



A well presented and spacious 2-bedroom ground floor apartment with its own private double width courtyard garden set within this beautiful McCarthy Stone development. Shackleton Place is close to Devizes town centre, but with so many amenities on your door step, you won't often need to leave the complex. The apartment has been redecorated throughout as well as having new carpets so is light, bright and ready to move straight in.

Walking through the front door, you are greeted by a generous entrance hallway with a very useful 10ft deep storage / utility room, and doors leading to all the rooms this wonderful apartment has to offer. The 25ft living / dining room has a door onto the courtyard and leads into the well-equipped, stylish kitchen, with integral fridge/freezer, slimline dishwasher, electric oven and electric hob. The principal bedroom is a good sized double with a convenient walk-in dressing room and a modern, walk in en suite wet room, with heated towel rail. There is a 16ft second bedroom as well as an additional cloakroom /WC.

Outside, this apartment has the rare commodity and benefit of a double width south facing paved courtyard garden making it an ideal place to sit and relax.

Exclusively for the over 70's. Enjoy an independent lifestyle in a beautiful and secure environment. The luxury apartments all have Electric Economy 7 heating and double glazing. Shackleton Place will allow you to keep your independence while being part of a like minded community. You will be able to enjoy beautifully landscaped gardens, on-site bistro, beauty salon and flexible support and care, everything you need to enjoy an independent retirement.

Situation

This wonderfully appointed development is located within walking distance of the town centre and is set within its own lovely leafy surroundings and communal gardens. 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 criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Lease - 999 years from 01/06/18

Service charge - £12,327.54 PA 30/09/2024

Ground Rent - £510 for first 15 years, and then this will be reviewed upon every 15th anniversary of the lease date.

Council Tax Band - D

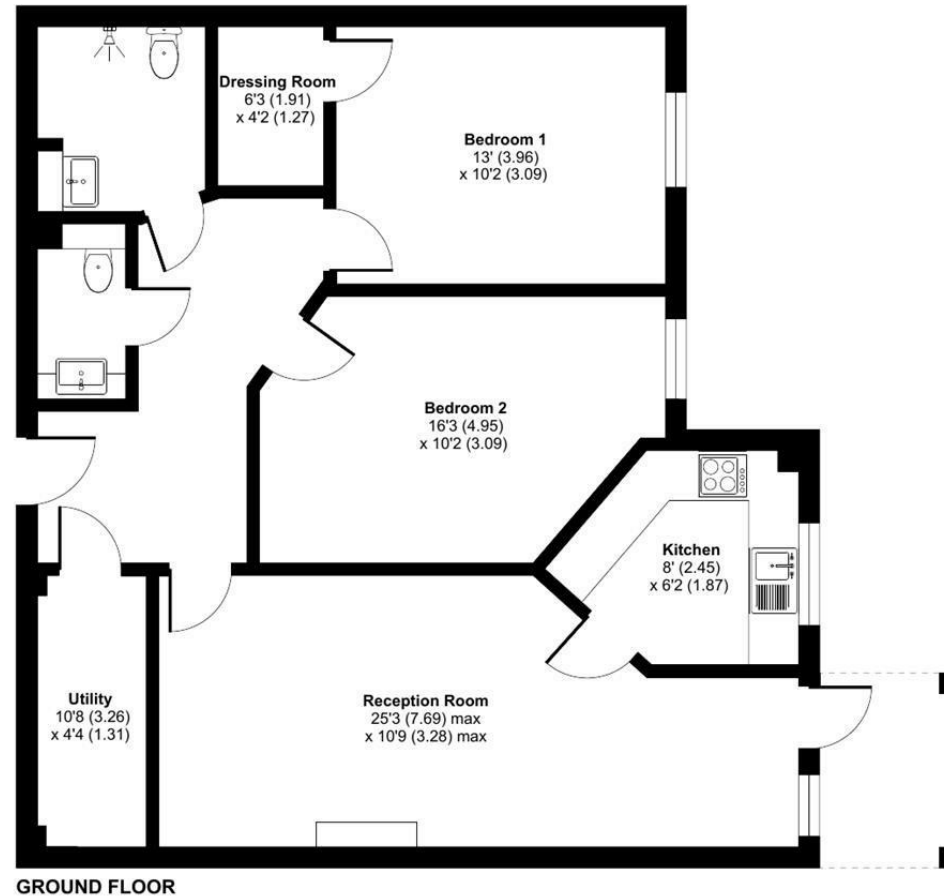
Mains water, electricity and drainage. Direct Electric Radiators & Gledhill Pulsa Coil Eco Stainless Thermal Store –provides hot water.



Shackleton Place, Bath Road, Devizes, SN10

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1228497

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.