





📍 5 The Old Brewery Northgate Street, Devizes, Wiltshire, SN10 1FH

🏠 Guide Price £199,950

A bright and well-proportioned two-bedroom lower ground floor apartment, set within an exceptional Victorian brewery conversion by Gaiger Bros.

- Character Apartment
- Lower Ground Floor
- Stylish Modern Finish
- Town Centre Location
- Allocated Parking Space
- 2 Bedrooms
- Quality Kitchen & Bathroom

🏠 Leasehold - Share of Freehold

🏠 EPC Rating E





Tucked away in a charming courtyard setting, this beautifully presented lower ground floor apartment is part of an impressive Victorian brewery conversion by Gaigers. Combining period character with modern comfort, the property offers generous living space and an abundance of natural light throughout.

Step inside to a welcoming entrance hall leading to a sleek, high-spec kitchen complete with an electric oven and hob, integrated dishwasher, washing machine, and fridge/freezer. The kitchen flows seamlessly into a bright and airy open-plan living and dining area which is perfect for both relaxing and entertaining.

There are two well-proportioned bedrooms. The spacious main bedroom with a large window overlooking the attractive courtyard, is filled with natural light. The second bedroom features built-in storage, making excellent use of the space. A contemporary bathroom, fitted with a shower over bath and heated towel rail, completes the accommodation.

Externally, the property benefits from an allocated parking space and access to a communal bin store. Situated in the heart of Devizes, you're just moments from a wide range of shops, cafes, and amenities, while still enjoying the peace and privacy of this tucked-away location.

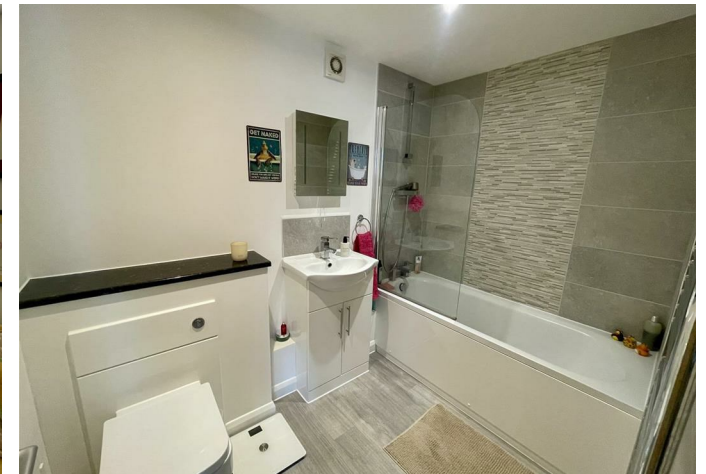
#### **Situation**

The Old Brewery is well situated right in the heart of the town and only a stone's thrown from supermarkets and other amenities. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic 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**

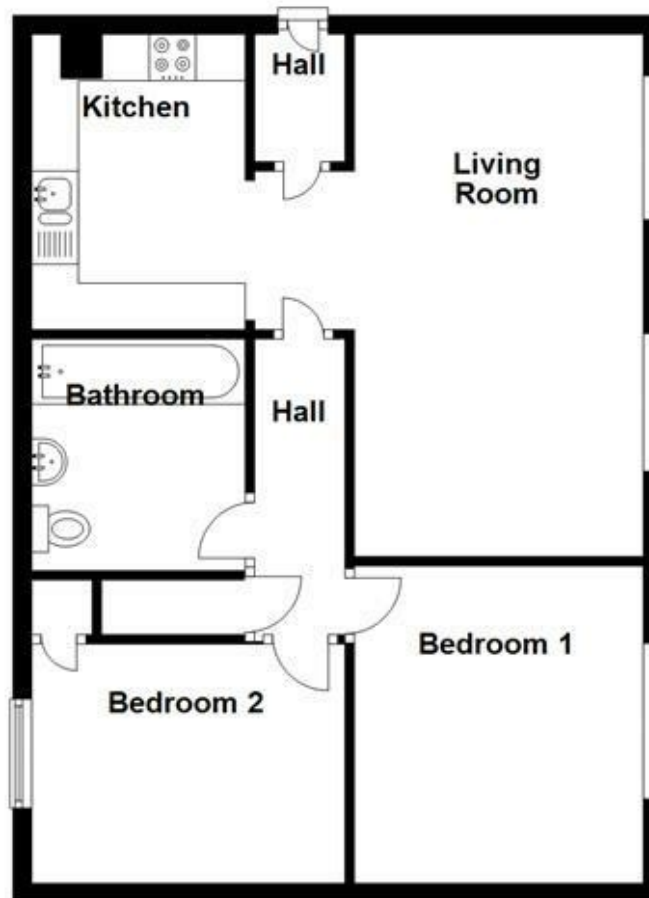
Service charges: £903.75 per 6 months. No ground rent is payable.

Tenure: Leasehold, share of freehold.



### Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 51.3 sq. metres (551.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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.