





📍 17 Chantry Court New Park Street, Devizes, Wiltshire, SN10 1BH

🏠 Guide Price £125,000

A smartly presented, modern 2-bedroom retirement apartment in the popular Chantry Court development for over 55's.

- Well-presented throughout
- Modern kitchen and bathroom
- 2-bedrooms
- Over-55's development
- Situated in the heart of Devizes
- Communal rooftop terrace
- Residents Lounge
- Guest suite available
- 24 hour emergency careline system
- No onward chain

🏠 Leasehold

🏠 EPC Rating B





Positioned on the first floor and accessed by a lift to all floors, this well-appointed apartment offers a peaceful outlook across to St Mary's Church. The sitting/dining room is a generous and inviting space, featuring a bay-style window that enjoys plenty of natural light throughout the day. The adjoining kitchen is fitted in a modern style, with appliances and good storage.

There are two comfortable double bedrooms, the principal bedroom boasts a large built-in wardrobe, whilst also enjoying an attractive aspect. The shower room is stylishly finished with a walk-in enclosure and practical grab rails. The property also benefits from double glazing, electric heating and an intercom entry system.

Chantry Court is a purpose-built over 55's development offering independent living with a wide range of facilities including a residents lounge, communal rooftop terrace, guest suite and 24-hour emergency Careline system

With a sense of community, secure setting and excellent access to shops, services and scenic canal walks, this is a superb opportunity to enjoy low-maintenance living in a friendly and welcoming environment.

#### **Situation**

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**

Electric room heaters. We are advised mains water, electricity and drainage are connected.

Tenure: Leasehold - 99 year lease from 25/06/1987

Ground rent: £69.96

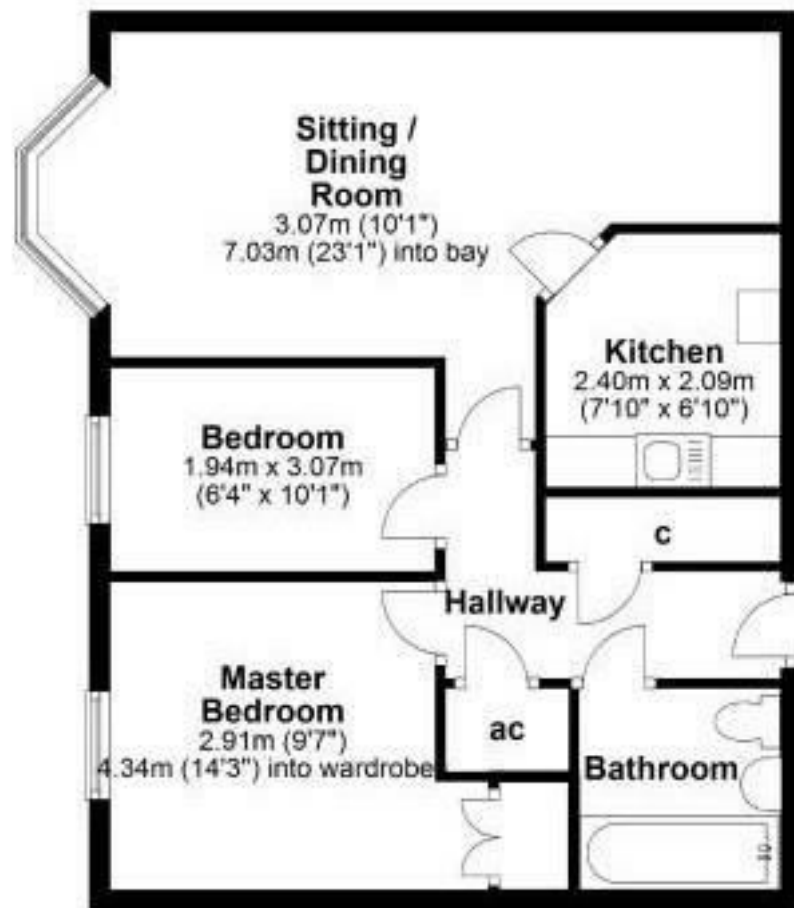
Service charge: 275.95 per month correct for the period 01/07/2024 - 30/06/2025

Council tax band: B

EPC rating: B



## Floorplan



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.