



📍 8 The Croft Meadow Drive, Devizes, Wiltshire, SN10 3BJ

🏠 Price Guide £140,000

An spacious two bedroom ground floor flat located within 'The Croft', offered with no onward chain.

- Good Sized Ground Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Modern Shower Room
- Private Allocated Parking
- Well Maintained Communal Gardens
- Resident's Lounge Area
- Easy Walking Distance of Town
- No Onward Chain

🏠 Leasehold

🏠 EPC Rating D



A well proportioned and competitively priced two bedroom ground floor flat located in 'The Croft,' a sought after development set in delightful communal landscaped gardens and grounds close to the Kennet and Avon Canal, and just a short stroll from the town's amenities.

Offered with no onward chain, this apartment forms part of this superior development of flats and bungalows. Number 8 comprises an open plan 16ft sitting/ dining room, a fitted kitchen, two bedrooms and a modern shower room. Within the complex there is a shared residents lounge and entrance lobby with entry phone system and letter boxes and a lift giving access to the first floor.

Externally there is one allocated parking space and additional guest car parking. The property is priced realistically to reflect that it would now benefit from a little bit of redecoration and further modernisation in certain rooms.

#### **Situation**

'The Croft' is conveniently placed within easy walking distance of town. 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, a theatre and thriving weekly market. The popular 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**

Leasehold - Remaining lease is 62 years - Bath Leasehold Management

Annual Service Charge is £2324.37 & Annual Ground Rent is £150

Council Tax Band: C

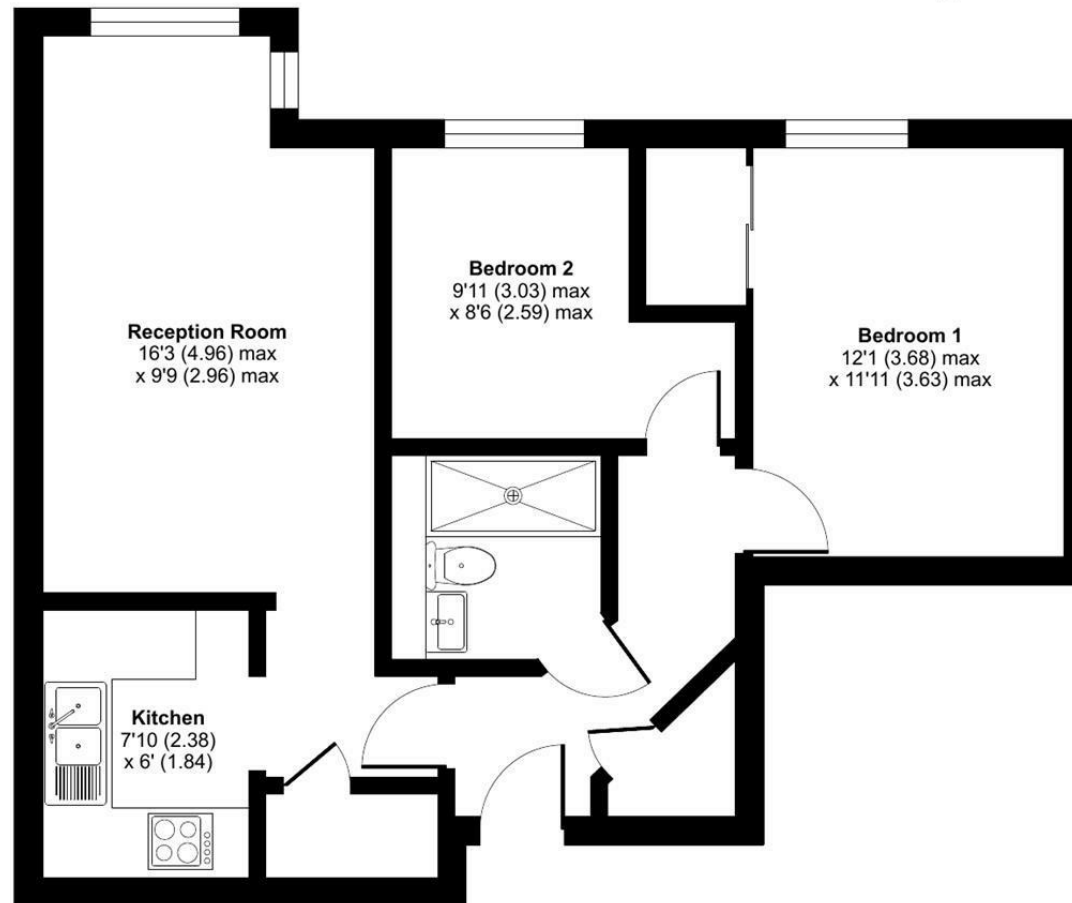
Services: Mains electricity, water and drainage connected. Electric radiators.



# The Croft, Meadow Drive, Devizes, SN10

Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Strakers. REF: 1359115

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