

CAULFIELDS

RESIDENTIAL SALES



9 Anzio Road, Devizes, SN10 2GF

Guide Price £160,000



A modern two double bedroom first floor apartment with allocated parking & visitor parking. Ideally situated within the popular Devizes Marina area, on the east side of town, in the catchment area for Bishops Cannings Primary School. A short walk to a range of amenities including the Kennet & Avon Canal, Devizes Marina, 'The Hourglass' canalside pub & restaurant, and the beautiful Wiltshire countryside!

This well presented first floor apartment is accessed via a secure communal entrance with stairs rising to the first floor. The accommodation comprises an entrance hall with a useful storage cupboard, a fitted kitchen, a fair size living room, a generous main bedroom, a second double bedroom, and a modern bathroom with a shower over the bath & heated towel radiator.

Outside, there is a numbered parking space, alongside visitor parking bays, a communal bin store, and a shared grassy area. Internal viewings are by appointment only by Caulfields.

- ***NO ONWARD CHAIN***
- Popular Residential Area
- UPVC Double Glazed Windows
- Service Charge £1243.48, Ground Rent £250 (based on 2023)
- Management Company is First Port
- Leasehold First Floor Apartment
- Two Double Bedrooms
- Gas Central Heating System
- 125 year lease commencing 1st January 2011
- Allocated Parking & Visitor Parking

