

# CAULFIELDS

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## RESIDENTIAL SALES



### Flat 6, Dundas Court Lower Wharf, Devizes, SN10 1JP

Guide Price £200,000



A superb first floor canal-side apartment, featuring a balcony overlooking a well-tended shared garden and the Kennet & Avon Canal beyond. Centrally located with allocated car parking (and visitor parking) a short walk from the picturesque Market Place of Devizes.

This impressive apartment is accessed via a secure communal entrance with stairs rising to the first floor. There are a total of eight residential ground and first floor flats within this exclusive canal-side development, built circa 2001. The well-presented accommodation comprises an entrance hallway, a modern refitted kitchen, a fair sized living room with French doors leading out to the balcony, a main bedroom with fitted wardrobes and a modern en-suite shower room, a second double bedroom with built-in wardrobe, and a main bathroom with a shower over the bath.

Externally, there is an allocated car parking space, plus visitor car parking bays. A pathway leads around the building alongside the canal to a well-maintained shared garden, mainly laid to lawn, featuring a variety of shrubs, plants, and trees. Internal viewings are by appointment only with Caulfields.

- Long Leasehold First Floor Apartment
- Canal-side Views & Shared Garden
- Main Bathroom & En-Suite Shower Room
- Living Room Featuring a Balcony
- Gas Fired Central Heating System
- Short Level Walk to Amenities
- Two Double Bedrooms with Wardrobes
- Modern Refitted Kitchen
- UPVC Double Glazed Windows
- Allocated Car Parking & Visitor Parking

