



**Crossmolina Buildings, Snuff Street, Devizes SN10 1FG**

 allen & harris

**Welcome to**

## **Crossmolina Buildings, Snuff Street, Devizes**

Situated in the charming Wiltshire market town of Devizes, this stylish one-bedroom apartment offers contemporary living in a prime town centre location. Perfectly positioned just a short stroll from an array of independent cafés, shops, and local amenities, the property combines convenience with comfort.

The apartment features a bright and airy open-plan living/kitchen space, underfloor heating and a generously sized bedroom. A private balcony provides the perfect spot to enjoy your morning coffee or unwind in the evening, overlooking the vibrant town surroundings.

Ideal for first-time buyers, professionals, or those seeking a low-maintenance pied-à-terre, this property offers a fantastic opportunity to enjoy modern living in a historic and well-connected town.





### Entrance

### Living / Kitchen Area

12' 6" x 21' 6" ( 3.81m x 6.55m )

### Bedroom

11' 6" x 9' 2" ( 3.51m x 2.79m )

### Bathroom

7' 7" x 4' 9" ( 2.31m x 1.45m )

### Outbuildings

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

# Crossmolina Buildings, Snuff Street, Devizes

- One Bedroom Apartment
- Town Centre Location
- Balcony
- Underfloor Heating
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £129,500

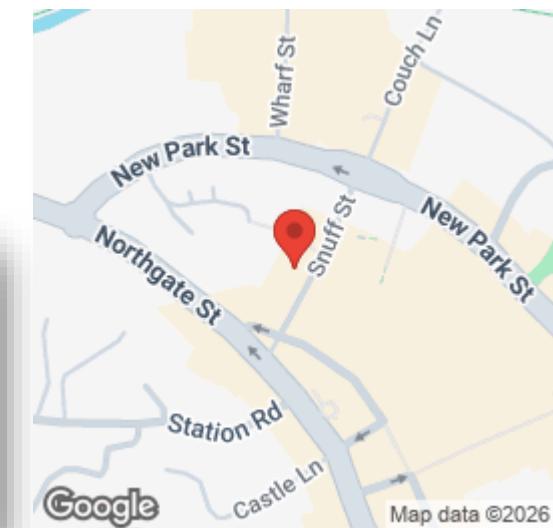


**view this property online** [allenandharris.co.uk/Property/DVZ106917](http://allenandharris.co.uk/Property/DVZ106917)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## Directions to this property:

Head northwest on Northgate St toward Northgate St/A361  
Go through 1 roundabout  
At the roundabout, take the 1st exit onto Station Rd  
Turn left onto The Market Pl  
Turn right onto Snuff St  
Partial restricted usage road  
Destination will be on the left



Please note the marker reflects the  
postcode not the actual property



Property Ref:  
DVZ106917 - 0005

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