Excellent

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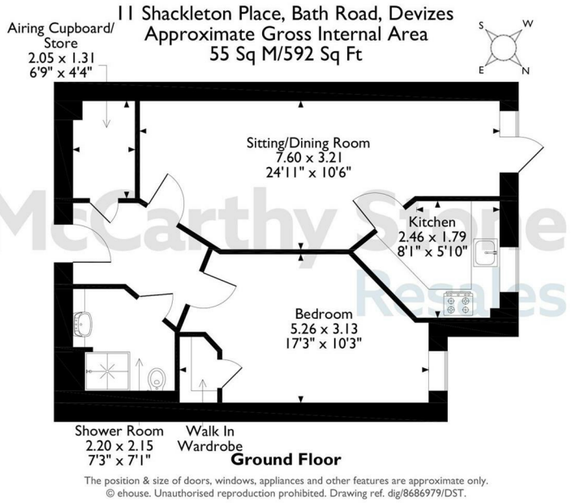

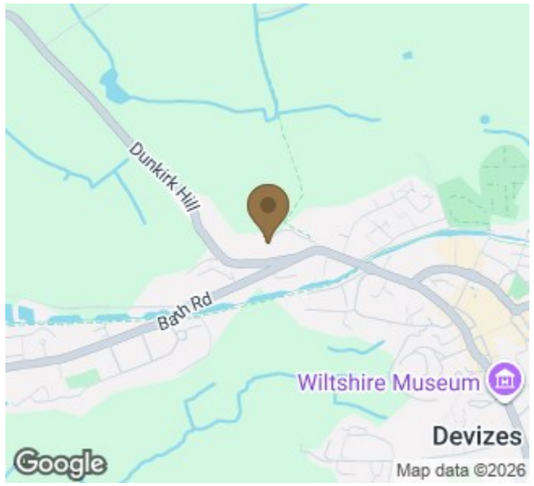

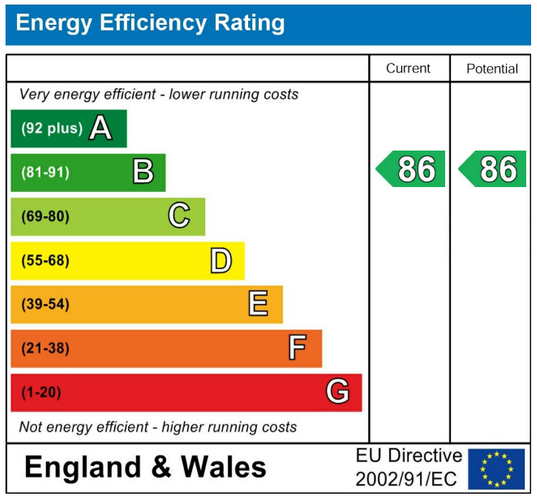

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

11 Shackleton Place

Bath Road, Devizes, SN10 2GZ

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Shackleton Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Close To Development Facilities
- Direct Access On To Patio Area From Living Room
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- On Site Bistro Providing Meals & Snacks
- Homeowners Lounge Where Social Events Take Place
- Estates Manager & 24/7 Staffing
- 24/7 Careline & Secure Entry System
- Guest Suite Available For Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Shackleton Place, Devizes

1 | 1 | Asking price £165,000

Shackleton Place
This is a 'Retirement Living Plus' development constructed in 2018 by multi award-winning McCarthy and Stone. It provides a fantastic lifestyle living opportunity for the over 70's, designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff who oversee the smooth running of the development. There are superb communal facilities including a wonderful Bistro providing quality meals, snacks and drinks at very affordable prices. Homeowners benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. The laundry room, wellness suite, mobility scooter store and refuse room are all easily accessible from the ground floor, and there is an excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

Shackleton Place is a unique setting. With the feel of a hamlet community set among mature trees, rolling countryside and abundant wildlife you might be fooled to think you were living miles from anywhere. However, Devizes is only 0.7 miles away where you will find a thriving market town full of independent and well-known shops, as well as a market square with a super outdoor market every Thursday. There's also plenty to keep you busy and active nearby. The Wharf Theatre is under half a mile away and popular with residents, Devizes Leisure Centre is just 1.2 miles away and a cinema, library and Devizes Bowls Club are all within 1 mile of Shackleton Place. The nearest doctor's surgery is 0.3 miles away.

The Local Area
Devizes features a variety of shops including a large Sainsbury's and Marks and Spencer Food Hall that's just under a mile from the development. The town is also lucky to have kept a good selection of unique independent shops offering a wide range of goods not found elsewhere. Weekly general and collectors markets, farmers' markets and continental markets also serve to give the town a rich sense of character and community.
A visit to the town's central Market Place offers several restaurants and cafes for laid back afternoons and evening meals, as well as a range of boutiques and shops. There is a pedestrianised area known as The Brittox.
Lovers of the great outdoors will enjoy the fantastic access to the stunning Salisbury plain in the heart of the Wiltshire countryside. With 300 square miles of chalk downlands, the plain is known for its rich archaeological history and is also home to the legendary Stonehenge. The Kennet and Avon Canal with the tow path walks, attractive canal boats and day trips are 0.2 miles from Shackleton Place.

11 Shackleton Place
No.11 Shackleton Place enjoys a particularly peaceful ground floor position, situated along a quiet corridor and conveniently located within very easy reach of both the Bistro and laundry room. This excellent position combines ease of access with a wonderful sense of privacy, while the apartment also benefits from a pleasant outlook over, and direct access to, a quiet and secluded section of the landscaped gardens to the rear of the building.

The generously proportioned living room provides a welcoming and comfortable space, with a modern feature fireplace and inset electric fire creating an attractive focal point. The well-appointed modern kitchen offers a host of integrated appliances, while the spacious double bedroom benefits from a useful walk-in wardrobe. A modern bathroom with a walk-in shower completes the accommodation, complemented by a useful walk-in utility cupboard. Enjoying a North/West facing aspect, this lovely apartment combines a peaceful setting with convenient access to the facilities within the development.

Parking
No.11 is not being sold with a parking space, but there may be parking spaces available to rent. Please speak to the Estates team to confirm current availability.

Additional Services & Information
• Ultrafast Full Fibre Broadband available
• Mains water and electricity room heating via panel radiators with individual thermostatic controls
• Electric room heating
• Mains drainage

Social Lifestyle
At Shackleton Place you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Shackleton Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Shackleton Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Shackleton Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £10,039.71 for financial year ending 30/09/2027.

Lease Information
Lease term: 999 years from the 1st June 2018
Ground rent: £435 per annum
Ground rent review date: 1st June 2033

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.