





The Old Artichoke Apartments The Nursery,Devizes SN10 2AA

allen & harris

welcome to

The Old Artichoke Apartments The Nursery, Devizes

"Housed in Devizes' historic Artichoke pub (est. 1766), this elegant two-bed apartment blends period charm with modern style. Just minutes from the town centre and canal, it offers high-spec finishes and rare private parking—ideal for professionals or investors."

Entrance Hall
Entrance to this modern two bedroom apartment situated close to the town centre is via the front door from the communal entrance and comprises : doors leading to the lounge/diner, both bedrooms and family bathroom. Window to the side aspect, wood effect flooring and a radiator.

Lounge / Diner
13' 7" x 13' 11" (4.14m x 4.24m)
Generous reception room with ample space for lounge furniture and small dining table and chairs. Window to the side aspect, wood effect flooring and two radiators.

Kitchen
5' 7" x 7' 10" (1.70m x 2.39m)
Fitted kitchen comprising a range of wall and base units with wooden work surfaces over, stainless steel sink/drainer with mixer tap. Integrated oven, integrated gas hob with extractor hood over. Plumbing for washing machine, window to the side aspect and wooden effect flooring.

Bedroom One
10' 6" x 7' 1" (3.20m x 2.16m)
Good sized bedroom with ample space for bedroom furniture, new carpets with built in cupboard housing boiler, window to the front aspect and a radiator.

Bedroom Two
10' 7" x 9' 1" (3.23m x 2.77m)
Another good sized bedroom with a new carpet installed and window to the side aspect, built in cupboard, loft hatch and a radiator.

Shower Room
Shower room has recently been updated, comprising a low level w/c, wash hand basin with tiled splash backs and shower cubicle. Extractor fan and lino flooring.

Parking
There is a secure wooden gate giving access to the allocated parking at the rear with parking for one vehicle.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









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The Old Artichoke Apartments The Nursery, Devizes

- NO ONWARD CHAIN
- Spacious Two Bed Apartment
- Modern Kitchen with Integrated Appliances
- Allocated Parking
- Low Service Charge

Tenure: Leasehold EPC Rating: D

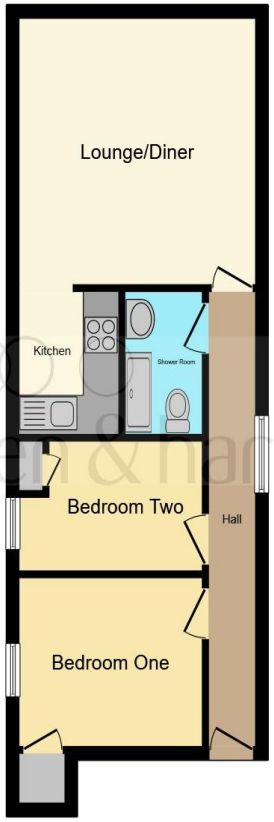
Council Tax Band: B Service Charge: 540.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



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

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The Property Ombudsman

Property Ref:
DVZ106412 - 0011

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