



The Old Artichoke Apartments, The Nursery, Devizes SN10 2AA

Welcome to

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

£185,000

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/drainers 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, 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 window to the side aspect, built in cupboard, loft hatch and a radiator.

Shower Room

Shower room 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.



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Property Ref:

DVZ106412 - 0006

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.


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