Swindon A361
Marlborough
Andover (A342)
Salisbury (A360)
Trowbridge A361
Chippenham (A342)

35 Sudweeks Court, New Park Street, Devizes, Wiltshire, SN10 1DX

Guide Price £132,500

A well presented and larger than average retirement apartment in the heart of the town centre of Devizes, with 1 large double bedroom, a modern shower room and spacious dual aspect sitting/dining room.

- Spacious Retirement Apartment
- In Good Decorative Order Throughout
- 20 FT Long Double Bedroom
- 22 FT Dual aspect Sitting/Dining Room
- Modern Kitchen With Appliances
- Contemporary Shower Room
- Town Centre Location
- Communal Lounge & Gardens
- Parking Available (On A First Come First Serve Basis)

Leasehold

EPC Rating C

This well-presented one double bedroom apartment is light, airy and larger than average, perfectly positioned within Sudweeks Court, just a short walk from Devizes town centre and its many amenities.

A generous entrance hall with useful storage leads into a 22ft dual-aspect sitting and dining room. Double doors open to a modern fitted kitchen with integrated appliances, while the 20ft bedroom with mirrored wardrobes and a contemporary shower room complete the accommodation. The apartment also enjoys pleasant views across to Roundway Hill.

Sudweeks Court, built by McCarthy & Stone in 2006, is a highly regarded retirement complex of 39 apartments with lift and stair access to all floors. Residents benefit from a welcoming lounge, a strong community spirit, a guest suite, laundry room and the support of a dedicated House Manager. Secure entry and fire safety systems provide additional peace of mind.

This is an excellent opportunity to enjoy a spacious and well-designed home within a sought-after retirement development in the heart of Devizes.

Situation
The apartment is very well situated being just a short stroll from the historic Market Place and town centre.

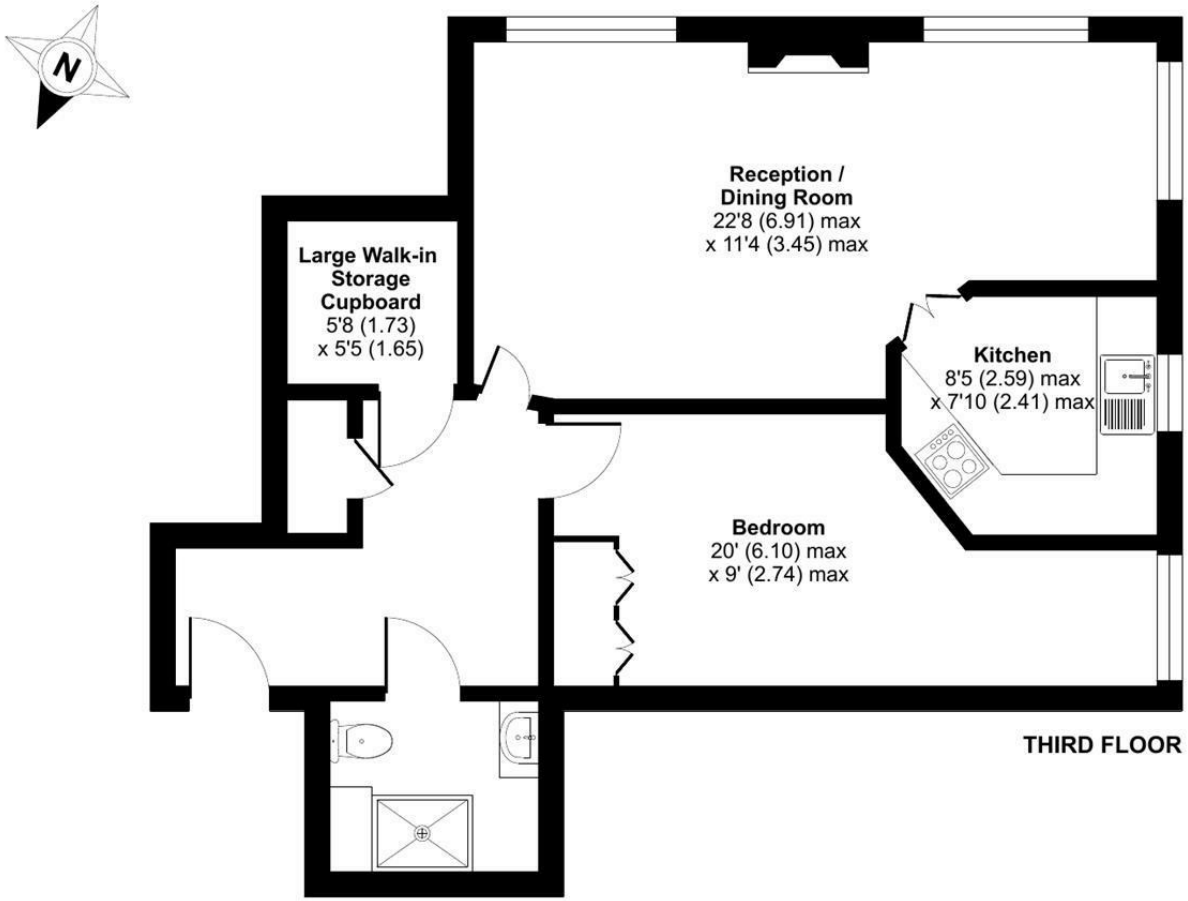
The town boasts a wide range of amenities including a leisure centre, various supermarkets, a variety of shops, a cinema (currently under refurbishment), a small theatre at The Wharf and a thriving weekly market. The wonderful Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information
Council Tax: Band C
The property is on a 125 year Lease commencing 1st August 2006. Services Charges Twice Yearly - Paid £1637.08
This Covers all heating, lighting, maintenance for communal areas, buildings insurance, water and sewerage charges and external maintenance including window cleaning.
Ground Rent Half Yearly £197.50.
PLEASE NOTE: A single tenant must be at least 60 years old. If joint tenants the first must be at least 60 years old and the second at least 55 years old.
Pets are not allowed unless with written permission of the Landlord.

New Park Street, Devizes, SN10

Approximate Area = 637 sq ft / 59.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Strakers. REF: 973455

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