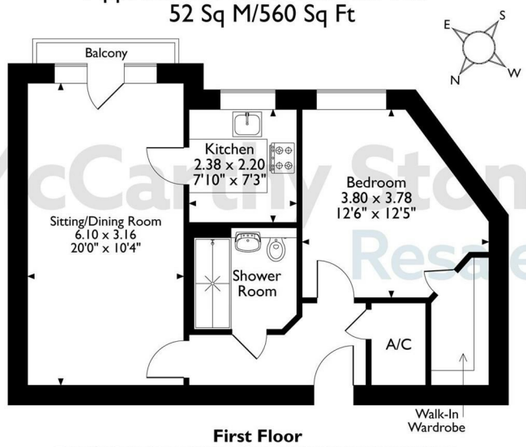
Excellent

Trustpilot

McCarthy & Stone
Resales.

19 Anstie Court, Wharf Street, Devizes
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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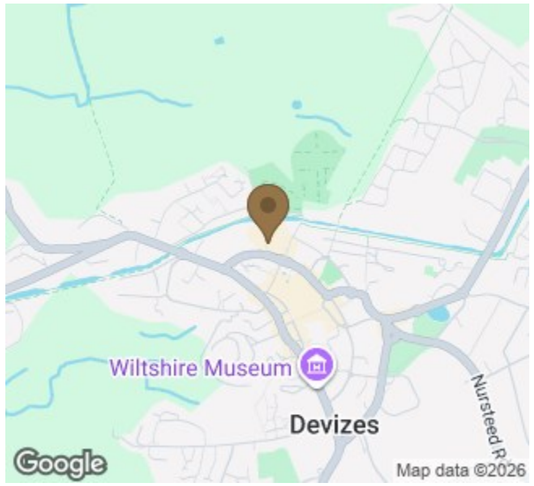

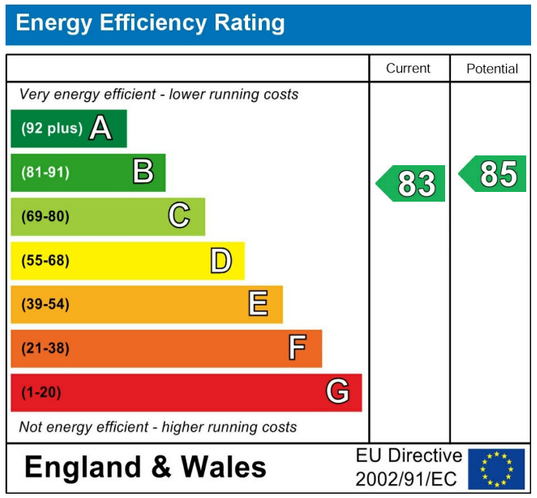

19 Anstie Court

Wharf Street, Devizes, SN10 1GA

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 19 Anstie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- South Facing Juliet Balcony
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Family & Friends
- Laundry Room & Mobility Scooter Store
- House Manager Oversees The Smooth Running Of The Develoment
- 24 Hour Emergency Careline & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

19 Anstie Court, Devizes

1 | 1 | Asking price £150,000

Anstie Court
Anstie Court was constructed in 2014 by renowned retirement home specialists McCarthy Stone. it is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The property enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and landscaped gardens. The bustling and historic Town Centre is just a few minutes easy walk away and the canal path is literally 'on the doorstep'.

The Local Area
Devizes is a historic market town with a colourful Medieval past, wealth of history and architectural heritage with more than 500 listed buildings and a large Market Place in the heart of the town. This can all be enjoyed as you discover the wide range of traditional independent shops or peruse the Thursday market. It is regularly in the top 10 of the country's favourite market towns and is home to three nationally-known visitor attractions. Take a tour of Wadworth Brewery and sample their famous 6X. See the 29 locks of the Caen Hill flight on the Kennet and Avon canal, a triumph of Georgian engineering or visit the Wiltshire Museum which has award-winning galleries that feature gold from the time of Stonehenge and tell the story of the Stonehenge and Avebury World Heritage Site.
Devizes has a great sense of community and throughout the year the town hosts an Art Festival, an International Street Festival, a Food Festival as well as many community events, many held in the newly refurbished Hillworth Park.

19 Anstie Court
Situated on the first floor and conveniently located close to the lift serving all floors, No.19 Anstie Court offers well-proportioned and thoughtfully arranged accommodation. The spacious living room enjoys plenty of natural light and features a modern focal-point fireplace with a pebble-effect electric fire, while French doors open onto a south-facing Juliet balcony overlooking the front of the development. The well-fitted kitchen is complete with a range of integrated appliances, and the generous double bedroom benefits from a useful walk-in wardrobe. A modern bathroom with a convenient walk-in shower completes the accommodation, creating a comfortable and welcoming home in a convenient position within the development.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum. Please check with the House Manager for current availability.

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Anstie Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Anstie Court 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

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in 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 House Manager.

Service Charge: £3,014.14 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease 125 Years from 1st June 2013
Ground rent £425 per annum
Ground rent review: 1st June 2028

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.