Excellent
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Homes England

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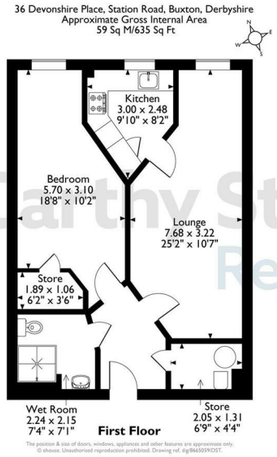
Resales.



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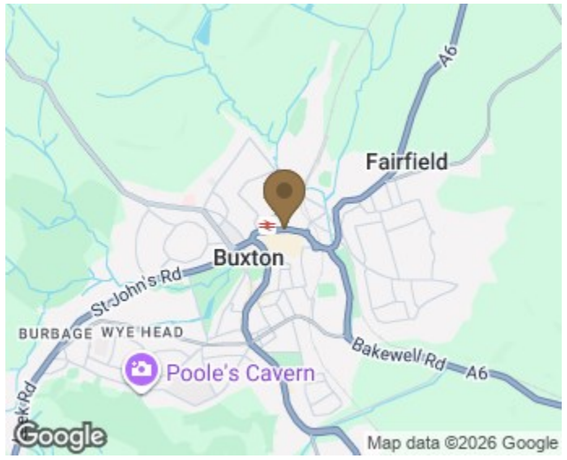

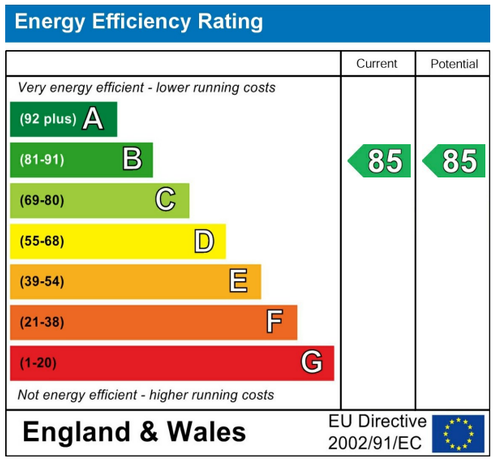

36 Devonshire Place

Station Road, Buxton, SK17 6GP

1 | 1 | Council Tax Band: B

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 36 Devonshire Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £165,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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

Why you'll love living here:

- Well Presented One Bedroom Apartment
- 75% Shared Ownership
- On-site bistro style restaurant
- Personal care packages available from the onsite CQC registered care agency
- Guest suite for friends and family
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Part exchange scheme available
- Offering easy access to the train station at Buxton
- Estate Manager and on-site staffing 24-hours a day
- Please call McCarthy and Stone Resales to make an appointment 0345 5564104

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 are for information purposes only and 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.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

36 Devonshire Place, Buxton

1 | 1 | Shared Ownership £165,000

Summary
Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for to leading a full and active social life with both fellow homeowners and friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local area
Nestled in the heart of the stunning Peak District, Buxton is a spa town that was incredibly popular with the Victorians and Georgians. When walking around the town, you'll see beautiful ornamental gardens and famous period architecture that reflect its popularity in this time period. In fact, this is one of many reasons it has become one of the most popular tourist spots in the region.

Buxton is a vibrant town with a thriving community and plenty of annual events and fayres to reflect this. The town is synonymous with music, theatre and festivals such as Buxton International Festival and Buxton Well Dressing Festival. Alongside this, there are theatrical performances, plays and operas regularly taking place throughout the year.

Natural wonders such as Poole's Cavern can be found within Buxton. Alongside this, attractions such as Buxton Crescent, The Pump Room and the Pavilion Gardens offer a different side to the town. For the avid walkers, Buxton is surrounded by impressive hills and trails, that not only provide excellent exercise, but wonderful scenery too.

When exploring further afield, residents can easily hop on a train and arrive in Manchester in just over an hour. This development's location is ideal for those who like to holiday overseas as Manchester airport is less than an hour's drive away. There are also a range of local bus services and transport links from outside this development, helping you get around Buxton and the surrounding area with ease.

And if you're wanting to stay closer to home, you can enjoy the wide selection of bars, cafes, independent shops and restaurants that Buxton has to offer, as well as the many cultural and artistic attractions.

Entrance hallway
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as Illuminated light switches, smoke detector, a security door entry system and door to a walk in store/airing cupboard. Further doors lead to the bedroom, living room and shower room.

Lounge
A delightful living living room having ample space for dining. Having a floor to ceiling window offering lots of natural light, 2 ceiling light fittings, plenty of plug sockets, a TV and telephone point and a partially glazed door opens to the separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and tiled flooring.

Bedroom
This spacious double bedroom benefits from a full height window letting in plenty of natural light. Central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving.

Shower Room
Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

Service charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Window Cleaning (outside only)
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• One hour of domestic support per week is included in the service charge
• Care staff on-site 24-hours a day
• Running of the on-site restaurant
• Intruder alarm system

The annual service charge is £8,989.31 for financial year ending 28/02/2027.

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

Leasehold Information
Lease length: 999 years from 1st June 2017
Ground rent: £0
Ground rent review: 1st June 2034

Moving Made Easy & Additional Information
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.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage