



📍 27 Shackleton Place Bath Road, Devizes, SN10 2GZ

🏠 Guide Price £265,000

An immaculately presented and much larger than average 2-bedroom over-70's apartment, with allocated parking. Set in the incredibly popular Shackleton Place development.

- Larger Than Average Apartment (998sqft)
- 2 Good Sized Double Bedrooms
- 2 Reception Rooms
- Private Balcony Off The Dining Room
- High Specification Finish
- Walk-In Wet Room & Separate WC
- Large Dressing Room
- Beautiful Communal Gardens
- Guest Suite, Laundry Room & On Site Bistro
- Allocated Parking Space & Ample Visitor Spaces

🔑 Leasehold

🏠 EPC Rating B



An immaculately presented first floor retirement apartment with 2 double bedroom and 2 reception rooms. This incredibly spacious property totals 998sqft and is much bigger than the average apartment there. Set close to Devizes town centre, but with so many amenities on your door step, you won't often need to leave the complex. This beautiful apartment also comes with the benefit of one allocated parking space.

Walking through the front door, you are greeted by a generous entrance hallway with ample storage, and doors leading to all the rooms this wonderful apartment has to offer. The generous sitting room with feature fireplace, is open plan into an equally large dining room with a bespoke fitted bookcase. From here doors open into the kitchen and on to the balcony. The balcony takes in views over the communal grounds. The well-equipped, modern kitchen, comes with an integral fridge/freezer, electric oven and electric hob. There are two good sized double bedrooms, with one enjoying a walk-in wardrobe. A modern, walk-in wet room and a separate WC completes the accommodation.

Exclusively for the over 70's. Enjoy an independent lifestyle in a beautiful and secure environment. The luxury apartments all have Electric Economy 7 heating and double glazing. Shackleton Place will allow you to keep your independence while being part of a like minded community. You will be able to enjoy beautifully landscaped gardens, on-site bistro, a wellness room and flexible support and care, everything you need to relax and enjoy an independent retirement.

#### **Situation**

Shackleton Place is conveniently set in leafy surroundings just a short stroll from the town centre. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Tenure - Leasehold

Lease - 999 years from 01/06/18

Service charge - £13,227.31 per annum

Ground Rent - £510.00 per annum

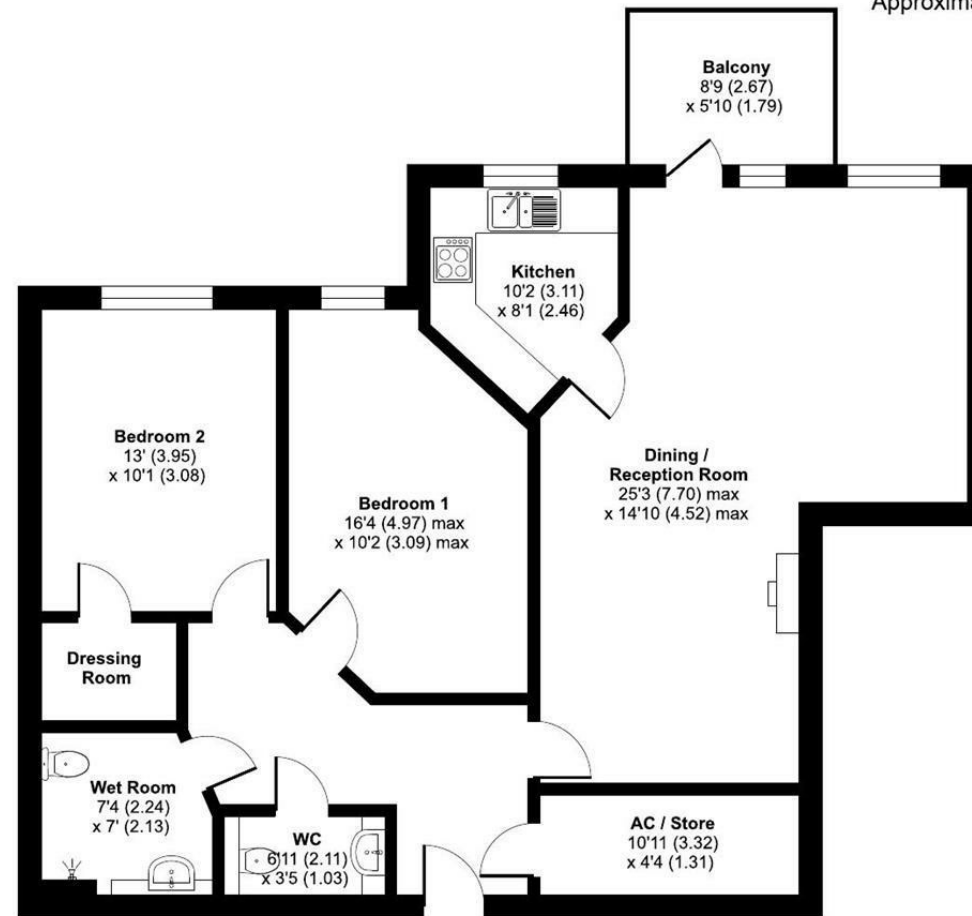
Council Tax Band - D



## Shackleton Place, Bath Road, Devizes, SN10

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



### FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1527565

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