





📍 44 Shackleton Place Bath Road, Devizes, Wiltshire, SN10 2GZ

🏠 Guide Price £165,000

A delightful one double bedroom retirement apartment with the benefit of a 14ft balcony. Offered with no onward chain.

- 1 Double Bedrooms
- High Specification Finish
- Private Balcony Off The Sitting Room
- Quality Fitted Kitchen With Appliances
- Walk-In Wet Room
- Beautiful Communal Gardens
- Guest Suite, Salon, Laundry Room Available
- Popular On Site Bistro
- Ample Visitor Parking

🔑 Leasehold

🏠 EPC Rating B





Offered with no onward chain, this spacious and well designed one double bedroom apartment has a private balcony offering a perfect outdoor space to sit out and relax whilst overlooking the well maintained communal gardens. Exclusively for the over 70's. Call Strakers on 01380 723451 for more information.

Enjoy an independent lifestyle in a beautiful and secure environment. This luxury one double bedroom apartment is set on the second floor, close to the lift, and has electric heating, double glazing, a private 14ft balcony accessed off the spacious 24ft sitting/dining room, a fitted kitchen with a range of quality integrated appliances and ample storage cupboards as well as a large walk-in wet room.

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, the excellent value on-site bistro, a beauty salon 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 (992 years remaining).

Service charge - £9660.96 p.a (for financial year ending 30/9/25) & Ground Rent - £435 pa

Mains water, drainage and electricity are connected. Electric heating.

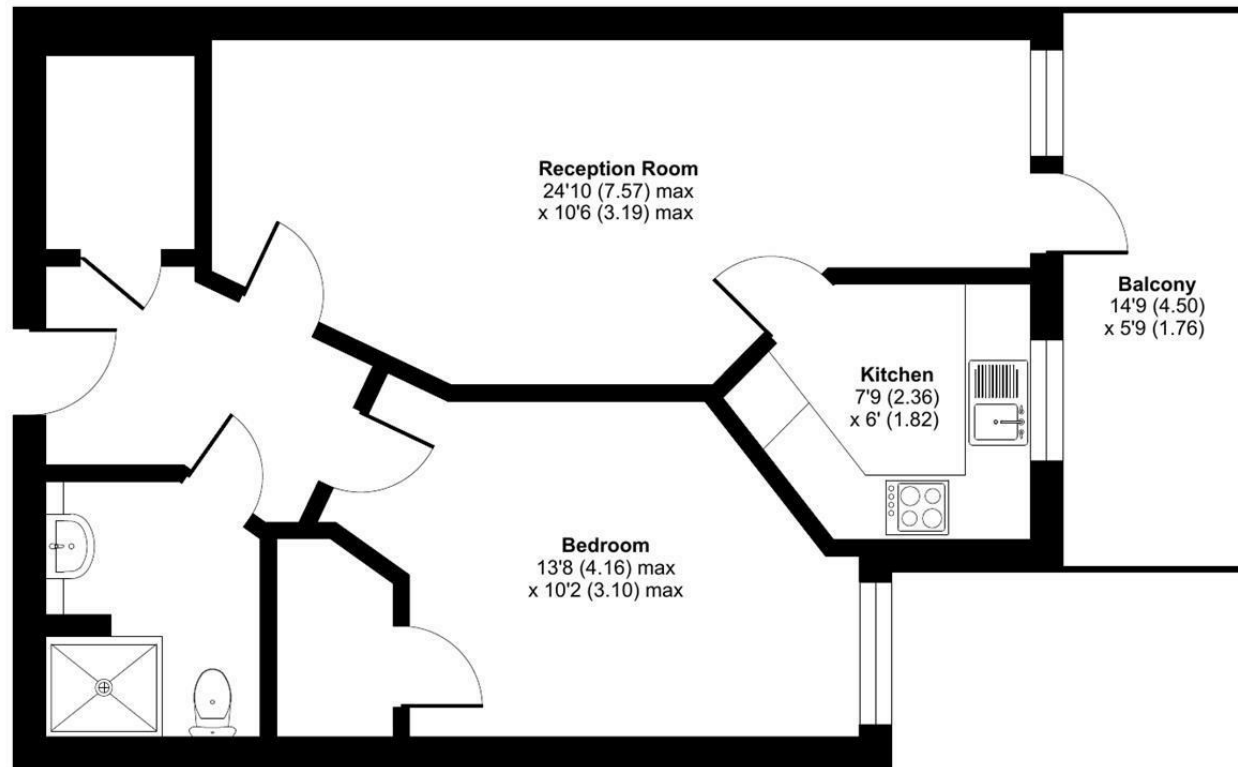
Council Tax: Band C.



## Shackleton Place, Bath Road, Devizes, SN10

Approximate Area = 597 sq ft / 55.4 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 2025. Produced for Strakers. REF: 1373567

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