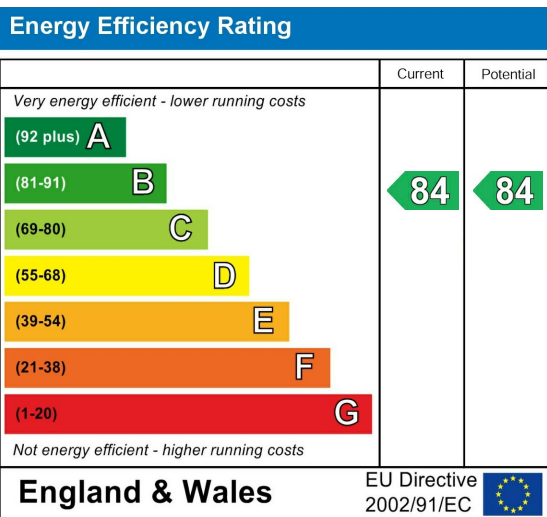
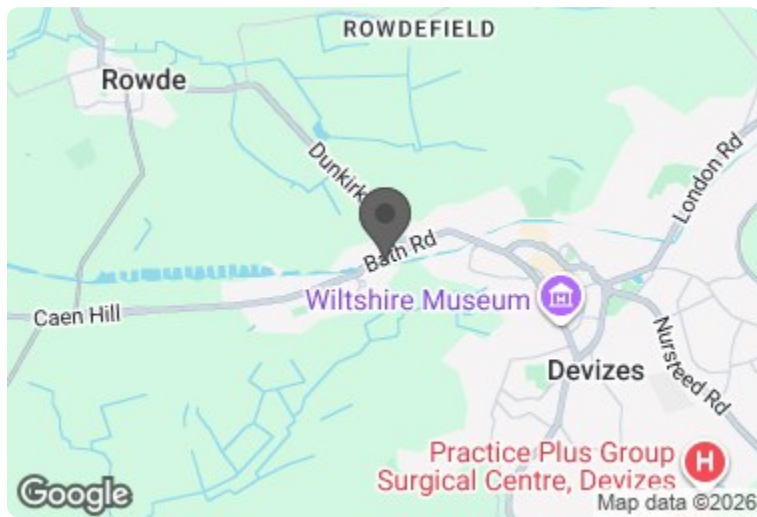
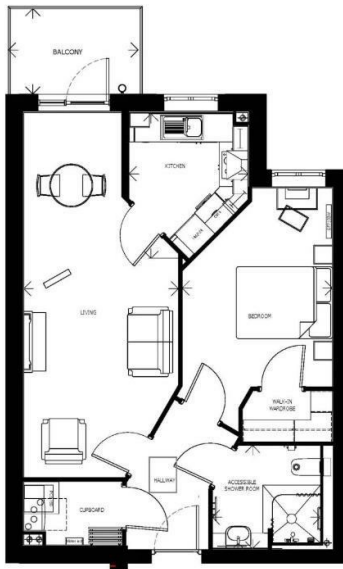




**Council Tax Band:** C  
**Holding Deposit\*:** £150  
**Security Deposit\*\*:** £3,173  
For our full tenant fee summary visit [www.mccarthyandstone.co.uk/tenant-fee-schedule](http://www.mccarthyandstone.co.uk/tenant-fee-schedule)

**McCarthy & Stone**  
*Welcome Home.*

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 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. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

\*To be offset against your initial rent payment. \*\*Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit [www.mccarthyandstone.co.uk/tenant-fee-schedule](http://www.mccarthyandstone.co.uk/tenant-fee-schedule). Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



## 23 Shackleton Place

Bath Road, Devizes, SN10 2GZ

Beautiful one-bedroom first-floor apartment with a walk-out balcony, garden views and walk-in wardrobe at Shackleton Place.

## Rental Price

**£2,750 PCM**

No service charge payable.  
Property is unfurnished.

**Call us on 0800 8100 174  
to find out more.**

[rentalenquiries@mccarthyandstone.co.uk](mailto:rentalenquiries@mccarthyandstone.co.uk)  
[mccarthyandstone.co.uk](http://mccarthyandstone.co.uk)



### Property Features

- One bedroom apartment with a double balcony
- Super guest suit for visiting family and friends
- Quality kitchen with integrated appliances
- Shower room with level-access shower
- Presented in excellent order throughout
- Esate Manager and staff manned 24/7
- 24 hour careline service provides further reassurance
- Stunning setting with mature landscaped grounds
- Bistro serving quality, value-for-money meals

**McCarthy & Stone**  
*Welcome Home.*

# 23 Shackleton Place, Bath Road, Devizes, Wiltshire, SN10 2GZ

## ABOUT SHACKLETON PLACE

Shackleton Place is a Retirement Living Plus development which provides a fantastic lifestyle living opportunity for the over 70's and has been designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff who oversee the smooth running of the development. There are superb communal facilities including a wonderful Bistro providing quality meals, snacks and drinks at very affordable prices. Residents benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. There is also the excellent guest suite widely used by visiting family and friends for which a small charge (usually £25 per night) applies. Shackleton Place is a unique setting with the feel of a hamlet community set among mature trees, rolling countryside and abundant wildlife. However Devizes is only 0.7 miles distance where you will find a thriving Market Town full of independent and well-known shops, as well as a market square with a super outdoor market every Thursday. There's also plenty to keep you busy and active nearby. Devizes Leisure Centre is just 1.2 miles away and a cinema, library and Devizes Bowls Club are all within 1 mile of Shackleton Place. Devizes features a variety of local and national shops including a large Sainsbury's that's just under a mile from the development. The town is also lucky to have kept a good selection of unique independent shops offering a wide range of goods.

## Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from



selling an existing property to do more of what you love

- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

" I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

## Care & Support

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Shackleton Place we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

## Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

## The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Shackleton Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

## Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

## ABOUT 23 SHACKLETON PLACE

A beautifully presented one-bedroom apartment situated on the



# 1 bed | Rental Price £2,750 PCM

first floor of Shackleton Place, a McCarthy Stone Retirement Living Plus development in Devizes. The property offers a bright and comfortable living room with access to a walk-out balcony, a modern fitted kitchen and a spacious bedroom with a convenient walk-in wardrobe. The apartment also benefits from a contemporary shower room and useful storage, creating a practical and comfortable home.

## What's is included at the development ?

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

## 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.

## Additional Information & Services

- Ultra-fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

