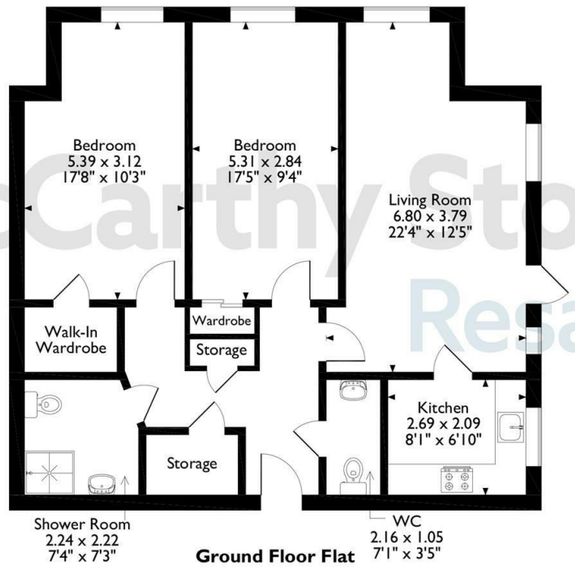
McCarthy Stone
Resales

12 Shackleton Place, Bath Road, Devizes
Approximate Gross Internal Area
86 Sq M/926 Sq Ft

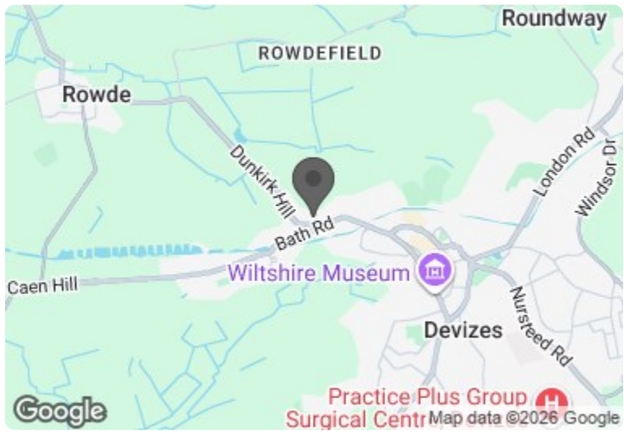


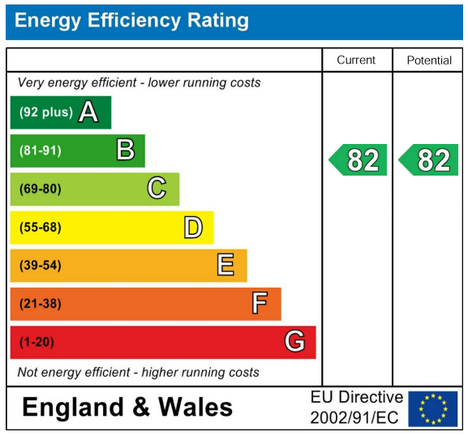

**Ground Floor Flat**

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

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## Council Tax Band: D




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The Property Ombudsman

McCarthy Stone
Resales

# 12 Shackleton Place

Bath Road, Devizes, SN10 2GZ

PRICE REDUCED








## PRICE REDUCTION

## Asking price £275,000 Leasehold

Beautifully presented, dual aspect, ground floor retirement apartment with direct access out on to a pretty patio area from the living room. Two double bedrooms, modern kitchen & shower room, plus separate cloakroom.
*On Site Bistro* *Energy Efficient* *Pet Friendly*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Shackleton Place, Bath Road, Devizes,

# 2 Bed | £275,000

**Shackleton Place**
This is a 'Retirement Living Plus' development constructed in 2018 by multi award-winning McCarthy and Stone. It provides a fantastic lifestyle living opportunity for the over 70's, 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. Homeowners benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. The laundry room, wellness suite, mobility scooter store and refuse room are all easily accessible from the ground floor, and there is an excellent guest suite widely used by visiting family and friends for which a small charge 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 you might be fooled to think you were living miles from anywhere. However, Devizes is only 0.7 miles away 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. The Wharf Theatre is under half a mile away and popular with residents, 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. The nearest doctor's surgery is 0.3 miles away.

**The Local Area**
Devizes features a variety of shops including a large Sainsbury's and Marks and Spencer Food Hall 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 not found elsewhere. Weekly general and collectors markets, farmers' markets and continental markets also serve to give the town a rich sense of character and community.
A visit to the town's central Market Place offers several restaurants and cafes for laid back afternoons and evening meals, as well as a range of boutiques and shops. There is a pedestrianised area known as The Brittox.

Lovers of the great outdoors will enjoy the fantastic access to the stunning Salisbury plain in the heart of the Wiltshire countryside. With 300 square miles of chalk downlands, the plain is known for its rich archaeological history and is also home to the legendary Stonehenge. The Kennet and Avon Canal with the tow path walks, attractive canal boats and day trips are 0.2 miles from Shackleton Place.

**No.12**
Beautifully presented, dual aspect ground floor apartment with a good size living room with access on to a pretty patio area and with a direct route to the grounds and car park. The modern kitchen has a host of integrated appliances and both bedrooms are of a double size. As well as the modern shower room, this apartment also has the benefit of a separate cloakroom.

**Entrance Hall**
Wall mounted Intercom system provides a verbal link to the main development entrance door, along with am emergency pull cord. Walk-in utility cupboard with light and housing the Gledhill cylinder supplying hot water. Further smaller storage cupboard. Glazed panelled door leads to the living room.

**Cloakroom**
Modern white sanitary ware comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and demister mirror with integrated light positioned over.

**Living Room**
A generous size, dual aspect living room with double-glazed French door with matching side panel opening onto a pretty patio area. TV and telephone points. Glazed panelled door leads to the kitchen.

**Kitchen**
With a double-glazed window. Luxury range of contemporary 'soft white, gloss fronted units with contrasting laminate worktops, matching upstands, under-unit lighting and a stainless steel inset sink unit. Integrated appliances comprise Bosch four-ringed ceramic hob with stainless steel chimney extractor hood over and modern glazed splashpanel, Bosch waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and attractive plank-effect flooring.

**Master Bedroom**
Double bedroom with a double glazed window and a walk-in wardrobe with light, ample hanging space and shelving.

**Second Bedroom**
A further double bedroom with a fitted wardrobe with mirror-fronted sliding wardrobe doors. This versatile room could alternatively be used as a separate dining room, study or hobby room.

**Wet Room**
Modern white sanitary ware comprising; walk-in shower, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and demister mirror with integrated light positioned over. Fully tiled walls, vinyl flooring, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

**Parking**
No.12 is not being sold with a parking space, but there are parking spaces available to rent. Please speak to the Estates team to confirm current availability.

**Additional Services & Information**
• Ultrafast Full Fibre Broadband available
• Mains water and electricity room heating via panel radiators with individual thermostatic controls
• Electric room heating
• Mains drainage

**Service Charge**
What your service charge pays for:

• 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 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 Estate Manager.

Service Charge: £13,227.31 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease Information**
Lease term: 999 years from the 1st June 2018
Ground rent: £510 per annum
Ground rent review date: June 2033

**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.

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