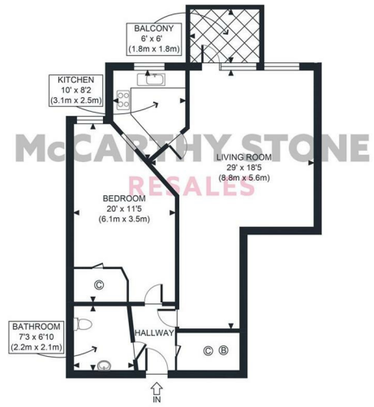
Excellent

Trustpilot

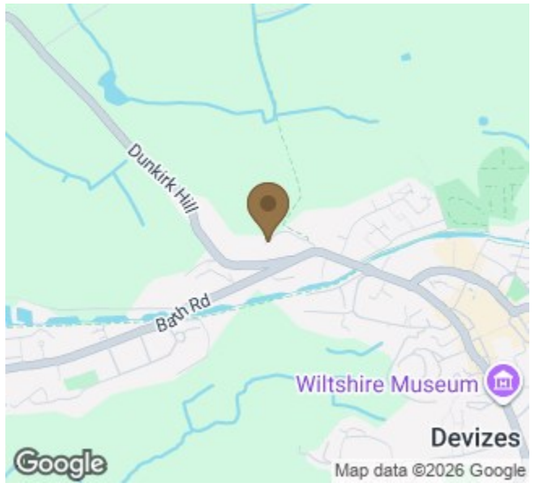
McCarthy & Stone
Resales.

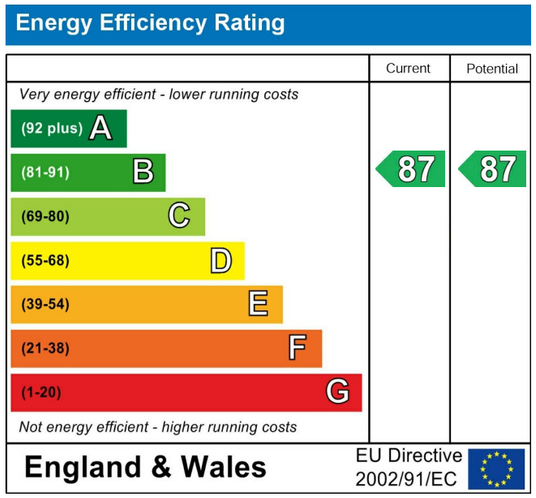


McCARTHY STONE
RESALES

GROSS INTERNAL
FLOOR AREA 748 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 748 SQ FT / 69 SQM	Shackleton Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/08/22 photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







54 Shackleton Place

Bath Road, Devizes, SN10 2GZ

1 1 Council Tax Band: C

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

Asking price £170,000
Leasehold

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

Why you'll love living here:

- Larger Than Average One Bedroom Apartment - Top Floor With Lift Access To All Floors
- Walk Out Balcony With Lovely Views Across Mature Trees
- Owned Parking Space
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- On Site Bistro Providing Meals & Snacks
- Homeowners Lounge Where Social Events Take Place
- 24/7 Careline & Secure Entry System, Along With Estates Manager & 24/7 Staffing
- Guest Suite Available For Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

54 Shackleton Place, Devizes

1 | 1 | Asking price £170,000

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.54
This super apartment is located on the third floor conveniently placed next to the guest suite. The apartment enjoys an open and South Easterly aspect looking across the mature trees and landscaping to the front of the Shackleton Place. Presented in excellent order the accommodation provides a larger than average living room with French door to the balcony, the kitchen is well-equipped with a range of integrated appliances, the bedroom is of a good size with a walk-in wardrobe and there is a modern bathroom with level access shower.

Entrance Hall
Wall mounted intercom system provides a verbal link to the main development entrance door, along with an emergency push button. Walk-in utility cupboard with light and housing the Gledhill cylinder supplying hot water. Glazed panelled door leads to the living room.

Living Room
A larger than average room with French door opening on to the balcony with superb views over mature trees. Feature modern fireplace with inset coal effect electric fire creates a focal point. A feature glazed panelled door leads to the kitchen.

Balcony
Enjoying a sunny aspect overlooking the extensive mature grounds and landscaping of the development. A perfect spot to relax yet to be able to watch the day-to-day activity around the development. Outside light.

Kitchen
With two double-glazed electronically operated windows. 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 four-ringed ceramic hob with stainless steel chimney extractor hood over and modern glazed splashpanel, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and attractive plank-effect flooring.

Double Bedroom
A lovely bedroom with a double glazed window and a walk-in wardrobe with auto-light, ample hanging space and shelving. Emergency pull cord.

Bathroom
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.54 has a dedicated parking space.

Additional Information & Services
• 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: £10,039.71 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: £435 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.













