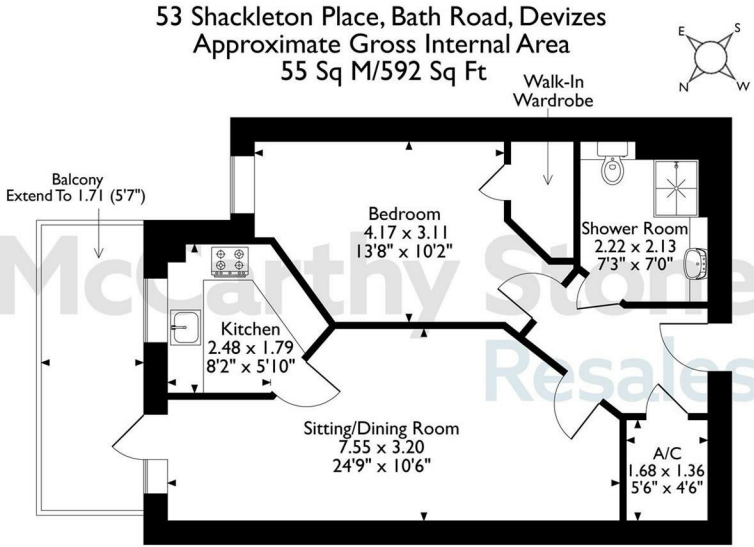
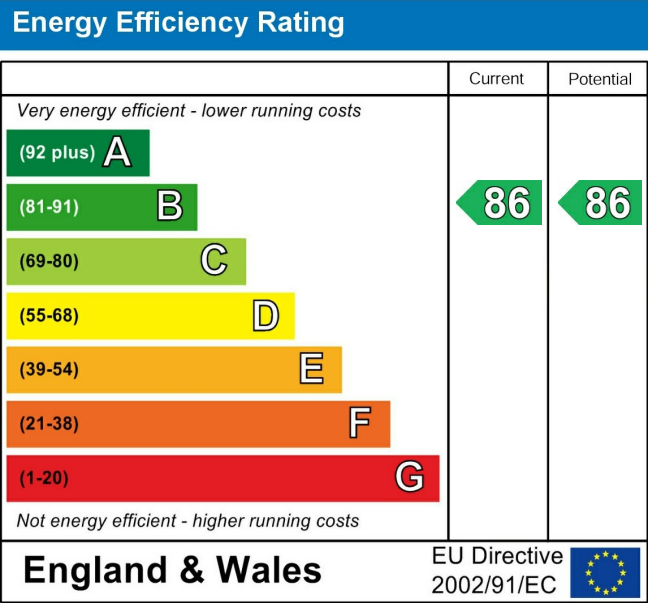




Third Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



53 Shackleton Place

Bath Road, Devizes, SN10 2GZ



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

Asking price £155,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Walk Out Balcony Overlooking The Grounds
- 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
- Estates Manager & 24/7 Staffing
- 24/7 Careline & Secure Entry System
- Guest Suite Available For Friends & Family

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

53 Shackleton Place, Devizes

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Asking price £155,000

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.

The Local Area
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.

No.53
Positioned on the top floor and conveniently located close to the lift, this well-presented one-bedroom apartment offers comfortable and low-maintenance living, complemented by a pleasant north/east-facing aspect.

The generously proportioned living/dining room provides a bright and welcoming space in which to relax and entertain, with glazed doors opening directly onto the walk-out balcony. From here, there are pleasant views across part of the landscaped grounds and towards the entrance to the development, creating a lovely outlook.

The modern, well-equipped kitchen benefits from a range of integrated appliances, providing everything needed for convenient day-to-day living.

The spacious double bedroom features a useful walk-in wardrobe, offering excellent storage and keeping the room feeling uncluttered. The contemporary bathroom is fitted with a walk-in shower, combining style with practicality.

Further benefits include recently re-carpeted accommodation, giving the apartment a fresh and welcoming feel throughout. Its top floor position, close proximity to the lift, north/east-facing balcony and attractive outlook make this a particularly appealing apartment within Shackleton Place.

A photograph of a bright, modern communal dining area. Several round tables are set with colorful chairs in shades of red, blue, and green. The room has large windows and a polished wooden floor. A 'McCarthy Stone' logo is visible in the bottom right corner.

Parking
No.53 has the added benefit of an owned parking space close to the main entrance.

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Shackleton Place and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Bistro
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
Shackleton Place boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Care & Support
The personal care services available at Shackleton Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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

A photograph of a communal lounge area. It features several colorful armchairs arranged around a low table, a large television on the wall, and large windows providing natural light. A 'McCarthy Stone' logo is visible in the bottom right corner.

- 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).

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.

A photograph of a modern kitchen with white cabinetry, a dark countertop, and a window above the sink. A 'McCarthy Stone' logo is visible in the bottom right corner.

A photograph of a living room featuring two yellow armchairs, a small table, and a lamp. Large windows in the background provide a view of the outdoors. A 'McCarthy Stone' logo is visible in the bottom right corner.

A photograph of a balcony with a white metal railing, overlooking a lush green landscape with trees. A 'McCarthy Stone' logo is visible in the bottom right corner.

A photograph of a bathroom with white tiled walls, a shower area, a toilet, and a sink with a mirror above it. A 'McCarthy Stone' logo is visible in the bottom right corner.

A photograph of a bedroom with a double bed, a window with curtains, and a bedside lamp. A 'McCarthy Stone' logo is visible in the bottom right corner.