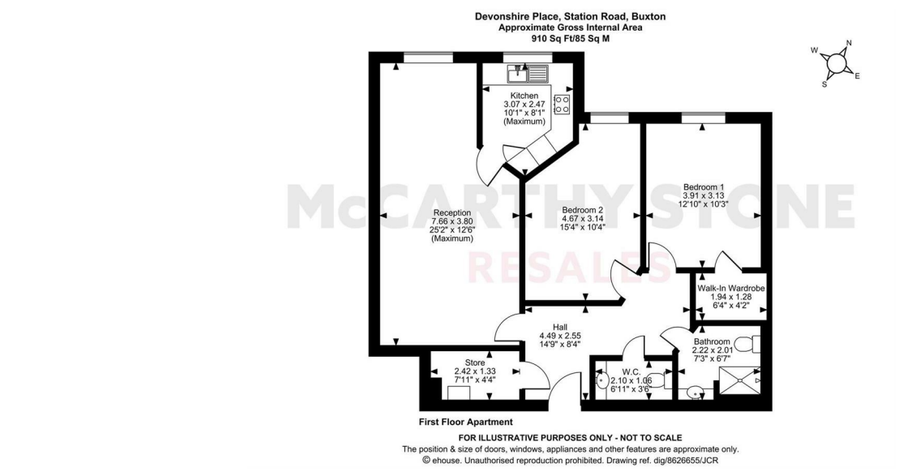
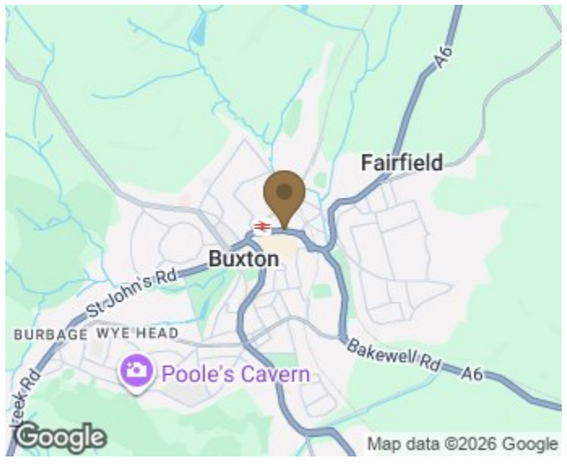
Excellent Trustpilot

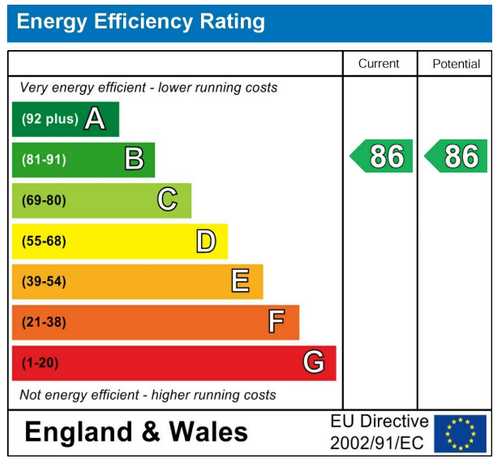
Homes England

McCarthy & Stone Resales.













37 Devonshire Place

Station Road, Buxton, SK17 6GP

2 | 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 37 Devonshire Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £225,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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

Why you'll love living here:

- Two bedroom first floor apartment
- 24/7 on-site support
- On-site bistro style restaurant
- Tailored care packages available
- Weekly domestic support included
- Guest suite for friends and family
- Beautifully maintained gardens
- Friendly & welcoming community
- Within a quarter of a mile to Buxton Train station
- Close to Buxton town centre and a variety of amenities

McCarthy & Stone Resales.

Trustpilot Rated Excellent

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Registered in England and Wales No. 10716544

The Property Ombudsman

37 Devonshire Place, Buxton

2 | 1 | Shared Ownership £225,000

Summary
Surrounded by picturesque architecture and greenery, this development in Buxton is an ideal retreat for those who are looking to begin the next stage of their retirement. Having been designed to look and feel at home in its surroundings, you can enjoy life at your chosen level of independence, in one of Britain's most desirable spa towns. This development is located near to Buxton railway station, making it ideal for visiting family, friends and residents who like to travel without driving. It's central location also means that a wealth of shops, supermarkets and amenities close by.

Devonshire Place caters for those who are looking for an easy-to-maintain home, designed for functionality and practicality with luxury touches and style, providing you with a home that meets your needs.
Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for to leading a full and active social life with both fellow homeowners and friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to additional fee & availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

Apartment Overview
A beautifully presented two-bedroom first-floor apartment offering spacious and versatile accommodation throughout. The generous living room provides ample space for both comfortable lounge seating and a dining area, while the modern fitted kitchen includes a range of integrated appliances. The principal bedroom benefits from a walk-in wardrobe, complemented by a well-proportioned second double bedroom that could alternatively serve as a separate dining room, study or hobby room. The accommodation is completed by a contemporary shower room and convenient separate WC. An allocated car parking space is also included with the apartment.

Car parking
A car parking space is included in the sale of this apartment.

What is Shared Ownership?
With Shared Ownership you can have the lifestyle you've dreamed of without paying the full price. If you buy a 75% share you can enjoy the property rent free. Who wouldn't want 25% off?
The Shared Ownership scheme is run in conjunction with Homes England, our government approved partner.

Care & Support
The personal care services available at Devonshire 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.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Devonshire 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
One of the main social hubs of Devonshire Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
- Full fibre Broadband available
- Mains water and electricity
- 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.

The annual service charge is £11,881.08 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information
Lease: 999 years from 1st Jan 2017
Ground rent: £0 per annum
Ground rent review: 1st Jan 2032
It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

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.













