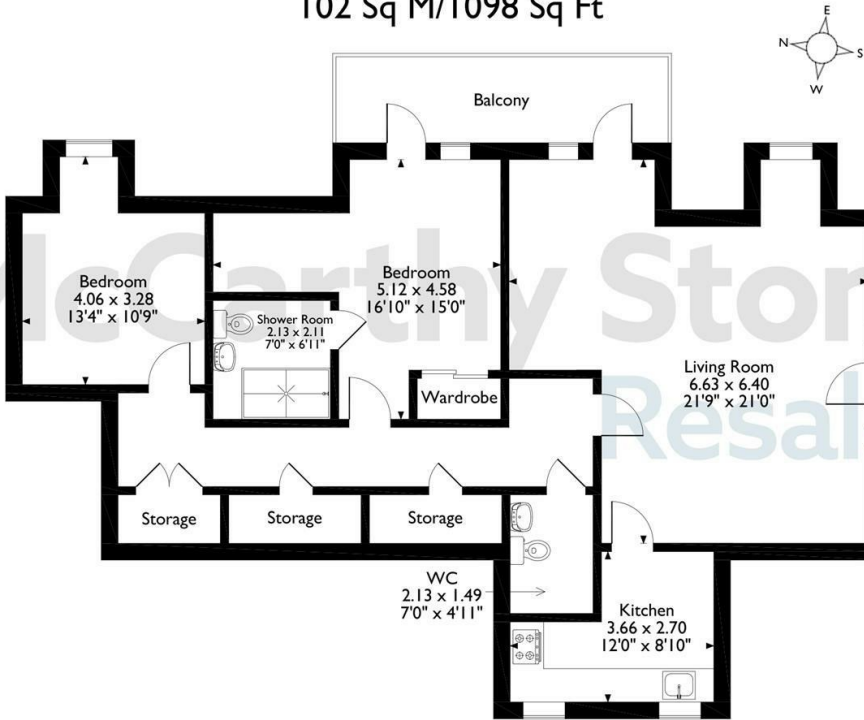


38 Anstie Court, Wharf Street, Devizes  
Approximate Gross Internal Area  
102 Sq M/1098 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Resales 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 in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



### 38 Anstie Court

Wharf Street, Devizes, SN10 1GA



Asking price **£350,000 Leasehold**

Fabulous two double bedroom, top floor retirement apartment with walk out balcony and lovely outlook of the adjacent canal. Master bedroom with fitted wardrobe & en-suite.

\*Energy Efficient\* \*Pet Friendly\*

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

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



# Anstie Court, Wharf Street, Devizes, SN10 1GA

**Anstie Court**  
Anstie Court was constructed in 2014 by renowned retirement home specialists McCarthy Stone. It is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The property enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and landscaped gardens. The bustling and historic Town Centre is just a few minutes easy walk away and the canal path is literally 'on the doorstep'.

**The Local Area**  
Devizes is a historic market town with a colourful Medieval past, wealth of history and architectural heritage with more than 500 listed buildings and a large Market Place in the heart of the town. This can all be enjoyed as you discover the wide range of traditional independent shops or peruse the Thursday market. It is regularly in the top 10 of the country's favourite market towns and is home to three nationally-known visitor attractions. Take a tour of Wadworth Brewery and sample their famous 6X. See the 29 locks of the Caen Hill flight on the Kennet and Avon canal, a triumph of Georgian engineering or visit the Wiltshire Museum which has award-winning galleries that feature gold from the time of Stonehenge and tell the story of the Stonehenge and Avebury World Heritage Site. Devizes has a great sense of community and throughout the year the town hosts an Art Festival, an International Street Festival, a Food Festival as well as many community events, many held in the newly refurbished Hillworth Park.

**No.38**  
Occupying a prime spot within Anstie Court, apartment 38 is located on the top floor with a balcony offering a lovely outlook towards the Kennet and Avon Canal. A spacious living room opens onto the balcony, there is a well fitted kitchen complete with integrated appliances, two excellent bedrooms, master with en-suite and with access out on to the balcony, plus a separate WC/Utility room. The lift service is a short walk away providing access to all other floors.

**Entrance Hall**  
Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, 3 storage cupboards, one housing the Gledhill water cylinder.



**Living Room**  
A spacious dual aspect room with double-glazed French door with matching side-panel opening onto a very pleasant balcony with views towards the Kennet and Avon canal. Further double-glazed French door with matching side-panel opening to a Juliet balcony. Focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

**Balcony**  
Generous size walk-out covered balcony accessed from both the living room and master bedroom, with outside light and glazed balustrade. A lovely place to sit out and relax with a lovely outlook towards the canal.

**Kitchen**  
Two triple-glazed electronically operated windows. Excellent range of Maple effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Extensively tiled splashbacks and tiled floor.

**Master Bedroom**  
An excellent size room with a French door opening on to the balcony. Fitted wardrobe with mirrored sliding doors.

**En-Suite**  
White suite comprising; level access shower with glazed screen, close-coupled WC, vanity wash-hand basin with storage cupboard below, mirror, light and shaver point above. Fully tiled walls and floor, heated towel rail, emergency pull cord.

**Second Bedroom/Study Room**  
A further double bedroom with triple-glazed picture window.

**WC/Utility Room**  
Close-coupled WC, vanity wash-hand basin with storage cupboard below and mirror above. Work surface with washing machine below. Fully tiled walls and floor, heated towel rail and emergency pull cord.

**Parking**  
Car parking is available with a yearly permit at a charge of around £250 per annum. Please check with the House Manager for current availability.

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

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window



## 2 Bed | £350,000

- cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
  - Monitored fire alarms and door camera entry security systems
  - Maintaining lifts
  - Heating and lighting in 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 House Manager.

Service Charge: £4,441.48 per annum (up to financial year end 31/03/2026).

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

**Leasehold Information**  
Lease 125 Years from 1st June 2013  
Ground rent £495 per annum  
Ground rent review: 1st June 2028

**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 that can assist with service charges or living costs.
- 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.

