

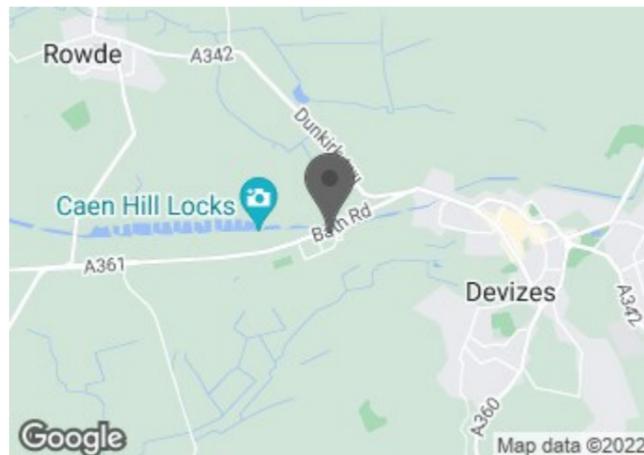
# McCARTHY STONE RESALES

## 15 SHACKLETON PLACE BATH ROAD, DEVIZES, SN10 2GZ



APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 SQM  
 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.  
 Shackleton Place SN10  
 Date: 16/10/23  
 photoplan

**COUNCIL TAX BAND: C**



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>87</b>	<b>87</b>



EXCELLENT ONE BED FIRST FLOOR APARTMENT WITH BALCONY AND SOUTHERLY ASPECT OVERLOOKING MATURE LANDSCAPED GROUNDS.

**PRICE REDUCTION**

**ASKING PRICE £215,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



# SHACKLETON PLACE, DEVIZES, WILTS

# 1 BEDROOMS £215,000

## INTRODUCTION

This super apartment is located on the first floor conveniently placed for the lift service to all floors. The apartment enjoys a open and sunny South/South Easterly aspect looking across the mature trees and landscaping to the front of the Shackleton Place providing an interesting insight into the daily activity around the development. Presented in perfect order throughout the accommodation provides a welcoming living room with French door to the balcony, the 'sparkling' 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 very sensible wetroom with level access shower.

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 free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 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 distance 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. 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.

Devizes features a variety of local and national shops including a large Sainsbury's 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. Devizes is also home to the Wadworth Brewery at the north end of Market Place, their Shire Horses can regularly be seen making deliveries across the town centre. 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.

## ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light, shelving, housing the Gledhill boiler supplying hot water, 'Vent Axia' system and plumbing for automatic washing machine. a feature glazed panelled door leads to the living room.

## LIVING ROOM:

A really comfortable room enhanced by the double-glazed French Door and side panel opening onto a good-sized balcony. A feature glazed panelled door leads to the kitchen.

## BALCONY:

A very pleasant and likely to be well-used facility. Enjoying a sunny southerly 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 a double-glazed window and garden view. Excellent range of contemporary 'soft white high-gloss' wall and base units with contrasting laminate worktops and matching upstands, under-unit lighting and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a Bosch four-ringed ceramic hob with stainless steel chimney extractor hood over and modern glazed splashpanel, Bosch oven and concealed fridge and freezer. Ceiling spot light fitting, and attractive flooring.

## BEDROOM:

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

## WETROOM:

Modern white sanitary ware comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards beneath and to each side and demister mirror with integrated light positioned over, walk-in level access shower with adjustable shower attachment, extensively tiled walls, wetroom flooring, emergency pull cord, heated ladder radiator, ceiling spot light fitting.

## GENERAL:

There are lovely mature communal grounds with many trees and teeming with wildlife. Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system.

## SERVICE CHARGE:

Service charge: £7,311.38 p.a (for financial year end 30/09/2022).

