

McCARTHY STONE
RESALES

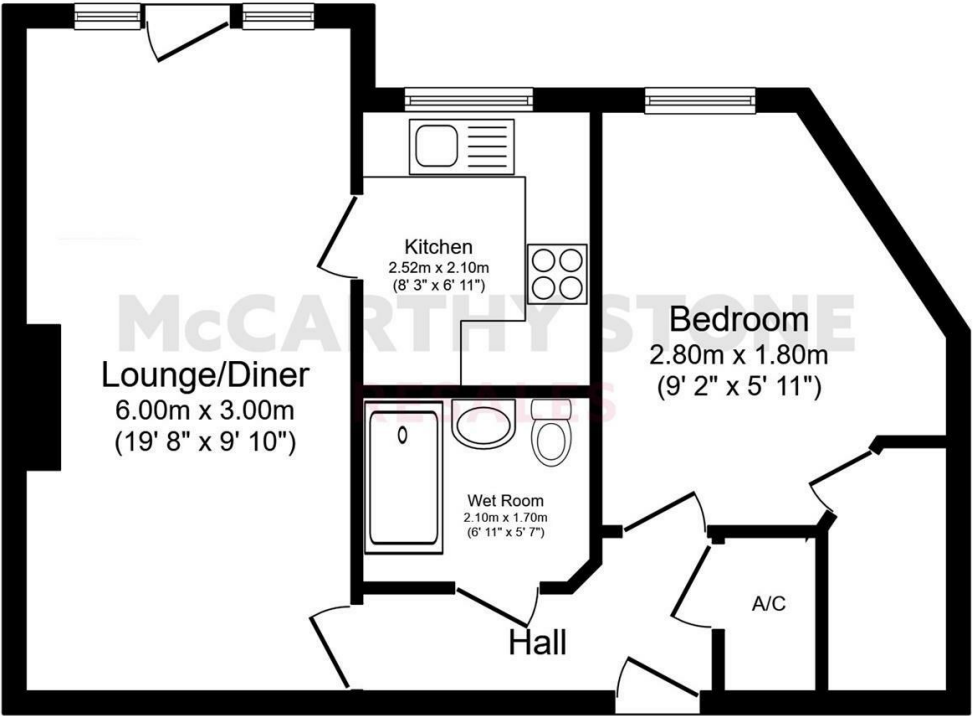
31 ANSTIE COURT
WHARF STREET, DEVIZES, SN10 1GA



SUPERB second floor retirement apartment with GOOD SIZED double
bedroom set in the VERY POPULAR Anstie Court

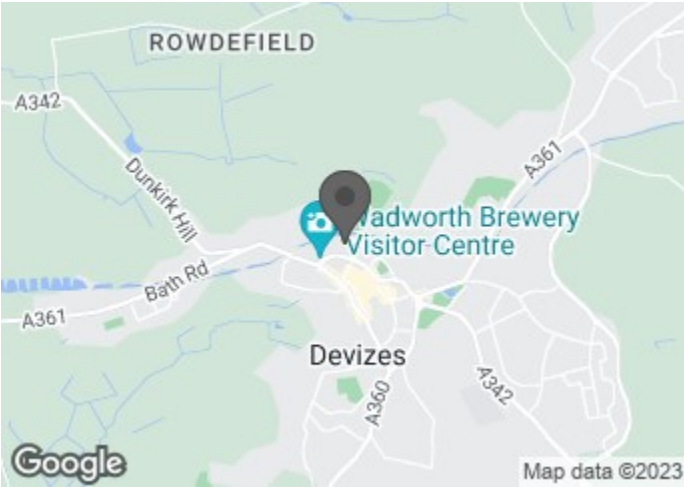
ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



Total floor area 46.1 m² (496 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
Powered by focalagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 contingency fee is payable to the Landlord to be held in 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

ANSTIE COURT, WHARF STREET, DEVIZES, SN10 1GA

ANSTIE COURT

This is a beautifully presented one-bed second floor apartment which has been lovingly maintained, offered in GREAT CONDITION, and with NO ONWARD CHAIN. With a generous square footage and BUILT IN WARDROBE in the bedroom for added convenience . A welcoming living room has a French door that opens onto the balcony. There is an excellent kitchen including a comprehensive range of integrated appliances, and a modern wet-room with a sensible walk-in shower. The lift service is a short walk away providing access to the excellent facilities of Anstie Court and the direct access to the towpath of the Kennet and Avon Canal which abuts the development.

Anstie Court was constructed in 2014 by multi award-winning retirement home specialists McCarthy and Stone. It is a 'retirement living' development providing a quality of life opportunity for those over 60 years of age 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 of £25 per night applies.

Anstie Court is a vibrant development with an active community ensuring there are always opportunities to meet and socialise be it at a simple coffee morning or a quiz night, extending to themed events and celebrations. Of course whilst participation is always welcome it is certainly not obligatory and homeowners can join in or remain as private as they might wish.



The property enjoys excellent communal facilities including a home owners lounge, area with canal views and the library. There is immediate access from Anstie Court to the towpath of the Kennet and Avon Canal which runs alongside the development gardens to the rear. The development facilities also include a laundry, scooter store and landscaped gardens. The bustling and historic Town Centre is just a few minutes easy walk away.

ENTRANCE HALL

Of a good size hall having 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, large store cupboard with light and shelving housing the Gledhill hot water boiler and the concealed 'Vent Axia' heat exchange unit. A feature glazed pannelled door leads into the living room.

LIVING ROOM

A great living space complemented by triple-glazed French door to Juliette Balcony. There is a focal point fireplace with 'pebble effect' inset electric fire and a feature glazed pannelled door leads to the kitchen.

KITCHEN

Triple-glazed window overlooking the gardens. Stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed '50/50' fridge and freezer. Extensively tiled splash backs and tiled floor.

BEDROOM

Well proportioned double bedroom with walk-in wardrobe with ample storage and hanging space for clothes.



1 BED | £160,000

SHOWER ROOM

Modern white sanitary ware comprising; close-coupled WC, vanity wash basin with undersink storage cupboard and mirror, light and shaver point over. Walk-in level access shower with adjustable shower attachment and shower screen, heated towel rail, emergency pull cord. Fully tiled walls and floor.

PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £2,643.96 per annum (for financial year ending 31/03/24)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease length: 125 years from June 2023

Lease end date: June 2138

Ground rent: £425 per annum

Ground rent review date: June 2028

