



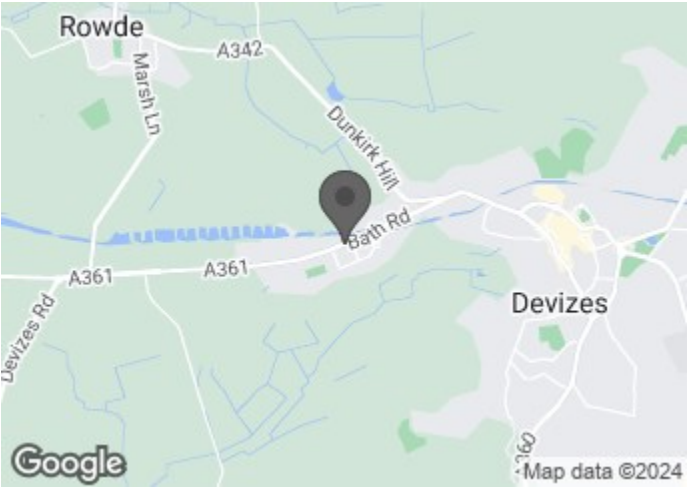
Total floor area 62.1 sq.m. (668 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(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

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McCARTHY STONE
RESALES

44 SHACKLETON PLACE
BATH ROAD, DEVIZES, SN10 2GZ



Indulge in the charm of this meticulously crafted one-bedroom, energy-efficient retirement apartment. Enjoy the spacious allure of a large balcony overlooking the lush communal gardens. Delight your palate at the on-site bistro, where quality and value-for-money unite to offer delectable meal

ASKING PRICE £220,000 LEASEHOLD

For further details, please call **0345 556 4104**
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SHACKLETON PLACE, DEVIZES, WILTS

INTRODUCTION

This super apartment is located on the first floor conveniently placed for the lift service to all floors. The apartment enjoys a large balcony 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. The accommodation provides a welcoming living room with 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:

Enhanced by a solid oak-veneered entrance door with a discreet spy-hole, this residence boasts a cutting-edge security intercom system. Connecting visually to the homeowner's TV and verbally to the main development entrance, it ensures controlled access. The walk-in utility cupboard, housing the Gledhill boiler and 'Vent Axia' system, features organized shelving and plumbing for a washing machine. A feature glazed panelled door leads seamlessly to the living room.

LIVING ROOM:

An exceptionally cozy room is elevated by double-glazed balcony door that opens onto a spacious balcony overlooking the gardens. The seamless transition to the kitchen is facilitated by a glazed panelled door.

BALCONY:

A spacious balcony with plenty of room for a table and chairs. Enjoy a bright view overlooking the gardens. 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

1 BED | £220,000

hob with stainless steel chimney extractor hood over and modern glazed splash panel, Bosch oven and concealed fridge and freezer. Ceiling spot light fitting, and attractive flooring.

BEDROOM:

A charming bedroom featuring a double-glazed window and a convenient walk-in wardrobe with automatic lighting, generous hanging space, and organised 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.

SERVICE CHARGE:

- 1hr Domestic assistance
- On-site Estate Manager and team 24/7
- Subsidised on-site Bistro
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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: £8,930.44 per annum (for financial year ending 30/09/24)

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or Estate Manager.

Ground rent: £435 per annum
Ground rent review date: June 2033

Lease Length: 999 years from the 1st June 2018
Managed by: Your Life Management Services

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

