



📍 69 Mayenne Place, Devizes, Wiltshire, SN10 1QW

🏠 £100,000

A well presented first floor apartment offered to the market with delightful views and no onward chain.

- No onward chain
- First floor apartment
- 1-bedroom
- Well-presented
- Delightful views
- Well-established residential area
- Communal drying area
- Useful outbuilding for storage

🏠 Leasehold

🏠 EPC Rating C



This one-bedroom first floor flat is located in the well-established residential area of Mayenne Place and is offered for sale with no onward chain. The property is in good condition, presenting an excellent opportunity for first-time buyers, investors, or those looking to downsize with delightful views.

The accommodation is arranged off a central hallway and includes a well-proportioned reception room, separate kitchen, double bedroom, and bathroom.

Externally, the flat forms part of a purpose-built development with communal grounds and on street parking is available near by. There is a communal drying area and useful outbuilding for storage.

Mayenne Place is well positioned for access to local shops and amenities, with Devizes town centre and the canal only a short distance away. With scope to make your own mark, this flat offers plenty of potential to create a comfortable and conveniently located home.

#### **Situation**

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property information**

We are advised all mains services are connected.

Tenure: Leasehold. Lease term: 125 years from 27/01/2003. Service charge: £1558.49 p.a. Ground rent: £10 p.a.

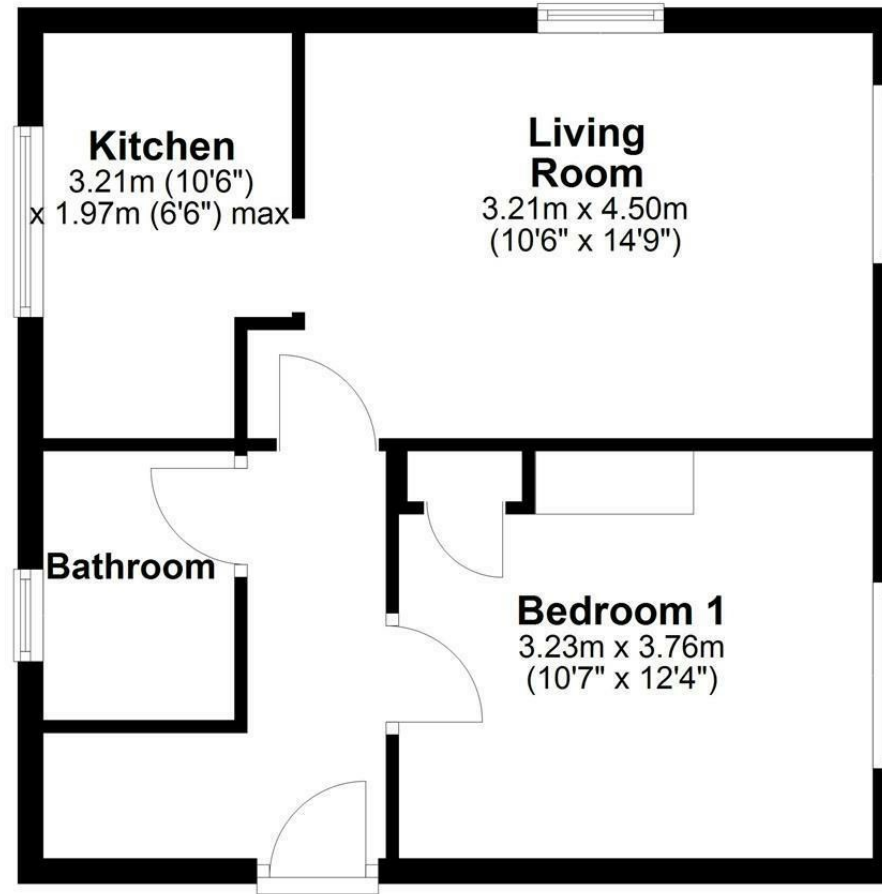
EPC rating: C

Council tax band: A



## Floor Plan

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 43.1 sq. metres (464.0 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.