



📍 Flat 27, Chantry Court New Park Street, Devizes, SN10 1BH

🏠 Guide Price £122,500

A very smartly presented, modern 2-bedroom retirement apartment in the popular Chantry Court development for over 55's that is located in the heart of Devizes town centre.

- Situated in the heart of Devizes
- 2 bedrooms
- Modern kitchen and shower room
- 22ft bay fronted sitting/dining room
- Well-presented throughout
- Over-55's development
- Communal rooftop terrace
- Residents Lounge
- 24 hour emergency careline system
- No onward chain

🏠 Leasehold

🏠 EPC Rating C



Positioned on the first floor and accessible via a lift to all floors, this well-presented two bedroom apartment offers bright, spacious accommodation and is available with no onward chain.

The sitting/dining room is a generous and welcoming space, featuring a bay-style window that fills the room with natural light throughout the day. The adjoining kitchen is fitted in a modern style, offering a range of appliances, including water softener, and ample storage.

The property offers two bedrooms, with the principal bedroom benefiting from a large built-in wardrobe. The shower room is stylishly finished, complete with a walk-in enclosure and practical grab rails. Additional features include double glazing, electric heating, and a secure intercom entry system.

Chantry Court is a purpose-built over-55s development designed for independent living, offering a range of excellent facilities including a residents' lounge, communal rooftop terrace, and a 24-hour emergency Careline system.

With a strong sense of community, a secure environment, and excellent access to local shops, amenities, and scenic canal walks, this apartment presents a wonderful opportunity for low-maintenance living in a friendly and welcoming setting.

#### **Situation**

Chantry Court is very well situated right in the heart of the historic market town of Devizes and only a stone's throw from supermarkets, a variety of shops, a leisure centre and thriving weekly market. The renowned Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Electric room heaters. We are advised mains water, electricity and drainage are connected.

Tenure: Leasehold - 99 year lease from 25/06/1987

Ground rent: £69.96

Service charge: £289.54 per month

Council tax band: B

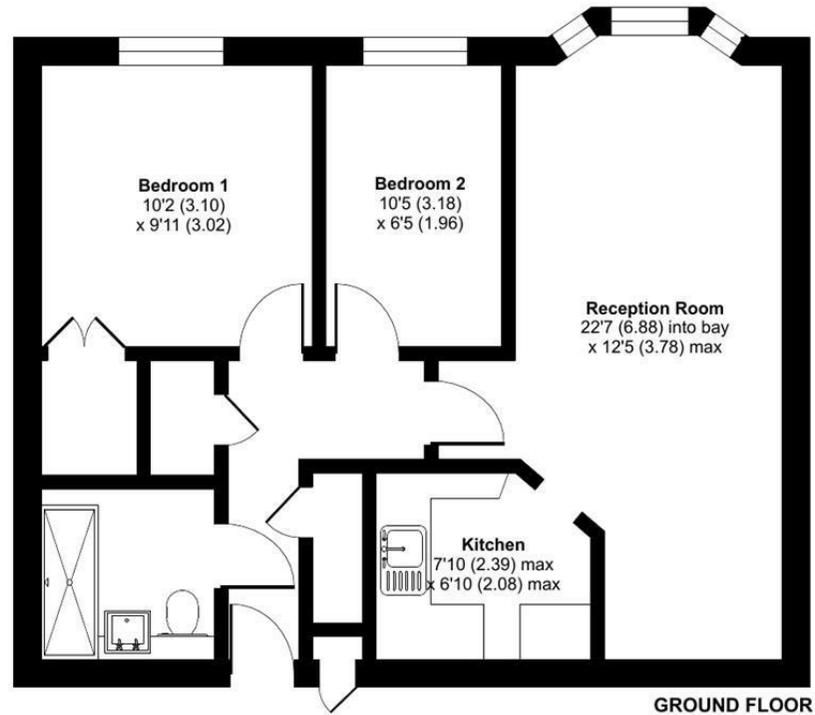
EPC rating: C



# Chantry Court, New Park Street, Devizes, SN10

Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1303648

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