



Sudweeks Court, New Park Street
Devizes, SN10 1DX



3 Sudweeks Court, New Park Street, Devizes, Wiltshire, SN10 1DX

An extremely well proportioned purpose built ground floor corner plot retirement apartment with 2 double bedrooms and conveniently located in the heart of the town centre of Devizes.

- Ground Floor Apartment
- Two Double Bedrooms
- Corner Plot
- Modern Fitted Kitchen
- Spacious Living Overlooking Garden Area
- Town Centre Location
- Residents Parking
- Communal Gardens
- Good Community Spirit

£165,000



****TWO DOUBLE BEDROOMS** QUIET POSITION CORNER POSITION** OVERLOOKING GARDENS** COMPETITIVELY PRICED****

This well presented apartment is situated in the highly regarded Sudweeks Court. The apartment is located in a quiet corner part of the building on the ground floor with an open, sunny south facing aspect with views over the communal garden. Please note there is lift & stairs to all floors.

The larger than average and spacious accommodation (822sqft) comprises an entrance hall, a light and airy dual aspect sitting room, a fitted kitchen with integrated appliances, two double bedrooms and a bathroom with shower, wash hand basin and toilet. The apartment also has an abundance of storage space with two large built in cupboard areas off the hallway and built in wardrobes in bedroom 1. The entire block is fully double glazed and the apartment benefits from efficient electric heating.

Sudweeks Court has a great community spirit and residents can participate, if they so wish, in the various activities centred around the spacious residents lounge. There is a House Manager who looks after the day to day running of the complex and there is a well equipped laundry room, guest suite available and security and fire systems to provide peace of mind. Outside there is a well maintained communal garden to sit in and enjoy with a private lockable pedestrian gate providing an even quicker access back onto Snuff Street and for easy walk to the shops.

Situation

The apartment is very well situated being just a short stroll from the historic Market Place and town centre.

The town boasts a wide range of amenities including a choice of shops, supermarkets, a leisure centre, various supermarkets, a variety of shops, cinema, a small theatre at The Wharf and a thriving weekly market. The wonderful 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

The property is on a 125 year Lease commencing 1st August 2006. The service charge is circa £4,000 p.a. This Covers all heating, lighting, maintenance for communal areas, buildings insurance, water and sewerage charges and external maintenance including window cleaning.

EPC Rating: C

Council Tax: D

Ground Rent £460.00 p.a (fixed for first 23 years of lease).

PLEASE NOTE: A single tenant must be at least 60 years old. If joint tenants the first must be at least 60 years old and the second at least 55 years old.

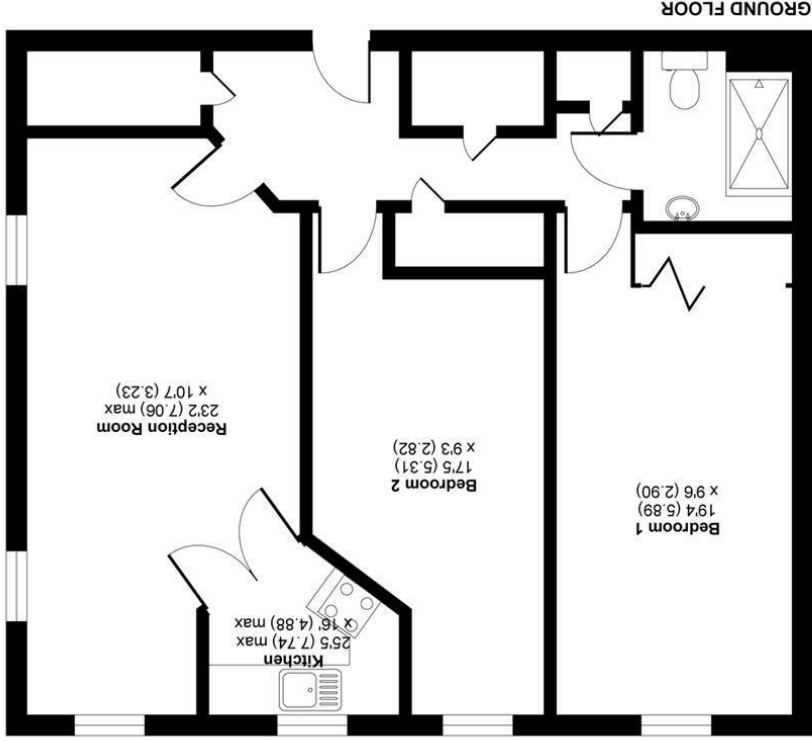
Pets are not allowed unless with written permission of the Landlord.



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Total = 822 sq ft / 76.36 sq m

For identification only - Not to scale



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