

The
CASTLE
Restaurant
& Bars
OPEN TO NON RESIDENTS
ACCOMMODATION
ALL EN-SUITE
Welcome to
Wadsworthshire

LEASEHOLD GUIDE PRICE

£127,000

30 Chantry Court

New Park Street

Devizes SN10 1BH



Surely one of the best positioned apartments in the whole building is this two bedroom second-floor retirement apartment designed specifically for the over 55s and situated right in the heart of town with an outlook at the front towards the White Bear and the main shopping area with a view from the dining area towards Saint Mary's Church.

- Second floor retirement apartment
- Great position with views
- Centrally located
- No onward chain
- Specifically for the over 55s
- Dual aspect sitting/dining room
- Bedroom one with fitted wardrobes
- Emergency pull cord in every room
- Part-time resident manager
- Electric storage heating and double glazing



SUMMARY

Benefits of the property include kitchen with fitted oven and hob, night storage heating and double glazing. The advantage of Chantry Court is that there is an emergency alarm pull in each room which is a 24-hour system giving peace of mind and reassurance to the occupants. There is also a part-time resident manager.

Chantry Court has parking on an ad hoc basis, there is a roof garden as well as a small garden outside for the use of residents. There is a residents' lounge where regular social events take place and a guest suite available for visitors by arrangement with a small nightly charge.

ACCOMMODATION

Communal entrance hallway, stairs or lift to second floor. Entrance hallway with security intercom, airing cupboard, water cylinder and storage cupboard. Bathroom with bath having shower over, W.C. and basin. Two bedrooms, one of which has fitted wardrobes. Sitting/Dining room with bay window dual aspect with dining window overlooking St Mary's Church at the rear of the building. Kitchen with floor and wall units, sink unit, ceramic hob with hood above and oven beneath, space and plumbing for appliances.





TENURE

Leasehold

Lease term remaining 66 years

Monthly service charge approx. £240

OUTSIDE

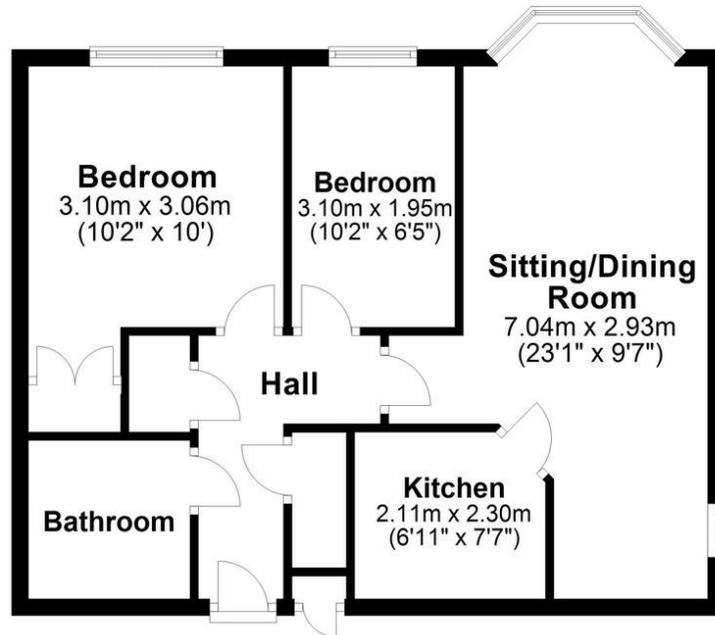
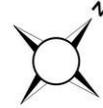
Communal rooftop garden and ad hoc parking.

Energy Efficiency Rating C.



Second Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



DIRECTIONS

The property is situated on the roundabout opposite the White Bear Pub and Marks and Spencers Food, next to the Castle Hotel.

Total area: approx. 51.8 sq. metres (558.1 sq. feet)



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Devizes
SN10 1AP

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