



Sudweeks Court, New Park Street, Devizes SN10 1DX

Welcome to

Sudweeks Court, New Park Street, Devizes

A delightful one-bedroom first-floor retirement apartment ideally situated close to Devizes town centre. Offering bright and comfortable accommodation, residents benefit from communal facilities, gardens, lift access, security features and a welcoming community atmosphere.

Entrance Hall

Entrance to the apartment is via a private front door from the communal hallway, leading into a welcoming entrance hall. The hall provides access to the lounge/diner, bedroom and bathroom, with loft access while a large airing cupboard and an additional storage cupboard offer excellent practical storage solutions.

Lounge / Diner

Generous lounge/diner offering ample space for both lounge and dining furniture, creating a comfortable and versatile living area. Double doors lead through to the kitchen, while a sash window to the front aspect allows plenty of natural light. The room is completed by a storage heater.

Kitchen

Beautifully re-fitted Wren kitchen comprising a stylish range of wall and base units with wooden work surfaces over and a stainless steel sink/drainers with mixer tap. Integrated appliances include an oven and hob with extractor hood over, while additional space is provided for a fridge/freezer. An electric sash window to the front aspect allows for natural light, and durable vinyl flooring completes this attractive and practical space.

Bedroom

Generous double bedroom featuring a sash window to the front aspect, allowing for plenty of natural light. The room benefits from a double built-in wardrobe with mirrored doors and offers ample space for additional bedroom furniture. A storage heater completes this comfortable and well-proportioned room.

Bathroom

Fully tiled bathroom comprising a low-level W/C, vanity wash hand basin with useful storage below and a panel-enclosed bath with shower over. Additional features include an extractor fan, wall-mounted heater and vinyl flooring, creating a stylish and easy-to-maintain space.

Gardens

Communal gardens offering a peaceful outdoor retreat, with a charming seating area surrounded by an attractive selection of mature shrubs, seasonal flowers and established trees. An ideal space to relax, unwind and enjoy the pleasant surroundings.





Additional Information

Residents benefit from a 24-hour emergency call system with pull cords in all rooms, an on-site Development Manager available four days per week, a guest suite for visiting family and friends (available by prior arrangement), and a communal laundry room. The apartment has also been enhanced with a new Gledhill boiler, a newly fitted kitchen, and new storage heaters.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Sudweeks Court, New Park Street, Devizes

- One Bed Retirement Apartment
- Convenient Location close to Town Centre
- Communal Lounge & Gardens
- Lift Access & Secure Entry System
- Independent Living Community

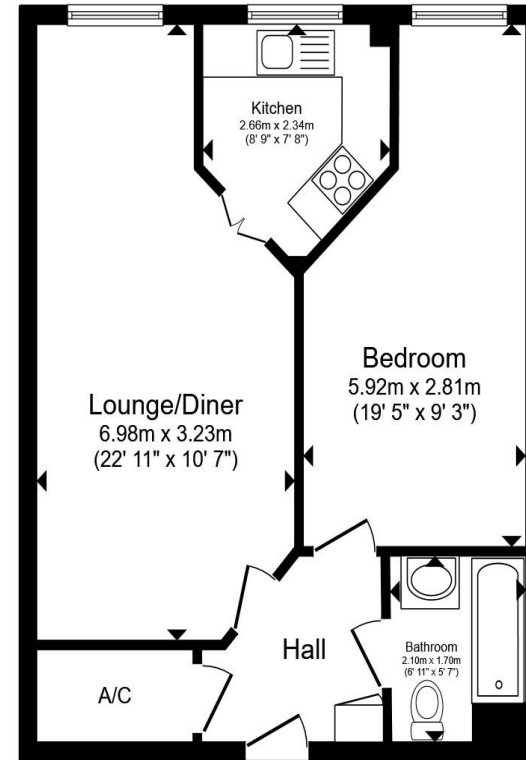
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3342.14

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Total floor area 49.5 m² (533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
DVZ107498 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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