



Sudweeks Court New Park Street, Devizes SN10 1DX

welcome to

Sudweeks Court New Park Street, Devizes

- Two Bed First Floor Retirement Apartment
- Prime Location - Close to Town Centre
- Communal Lounge for Socialising & Activities
- NO ONWARD CHAIN
- Viewing Highly Recommended

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 5020.00

Ground Rent: 460.00

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.

£200,000

view this property online allenandharris.co.uk/Property/DVZ107210



Property Ref:

DVZ107210 - 0008

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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Entrance Hall

The apartment is accessed via a main communal hallway which benefits from a lift from the ground floor. With doors leading to the lounge/diner, bedrooms and shower room and a useful large walk in storage cupboard, two additional coats/storage cupboards, airing cupboard and an electric storage radiator.

Lounge / Diner

Generous South facing dual aspect lounge/diner with three windows allowing lots of natural light to flood the room, fireplace with electric fire, mantle and hearth. Ample space for lounge furniture and small dining table and chairs and an electric storage radiator.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainers with mixer tap. Integrated oven, integrated hob with extractor fan above, integrated fridge and integrated freezer (which we have been advised is new). Window to the side aspect and lino flooring.

Bedroom One

Good sized bedroom with a window to the side aspect, built in wardrobes with mirrored doors and an electric storage radiator.

Bedroom Two

Another good sized double bedroom with a window to the side aspect and an electric storage radiator.

Shower Room

Fully tiled shower room with a low level w/c, vanity wash hand basin with storage and a walk in double shower. Extractor fan and a heated towel rail.

Agent Note

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. The property also benefits from a house manager, residents lounge, lift, guest suite, laundry room, 24 hour emergency Careline, a secure entry system and a communal garden.




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