



Dundas Court, Lower Wharf, Devizes
Devizes, SN10 1JP



5 Dundas Court, Lower Wharf, Devizes, Wiltshire, SN10 1JP

A charming 2 bedroom waterside apartment with its own private entrance and communal garden overlooking the Kennet and Avon canal, and just a stone's throw from the town and amenities.

- Spacious First Floor Apartment
- Great Buy To Let
- Two Bedrooms
- Canal Side Setting
- Private Ground Floor Entrance
- Communal Grounds
- Allocated Parking Space
- Walking Distance To Town
- No Onward Chain

Guide Price £180,000



GREAT BUY TO LET @ £675pcm / 4.3% YIELD

****A wonderful waterside home. Watch the world go by from the well maintained communal gardens of this well presented 2 bedroom apartment close to town.****

A fantastic first floor apartment with its own private ground floor entrance, set in this select development of just 8 properties that back onto the Kennet and Avon Canal. The property was first converted in 2006 by Gaiger Bros, and is presented in good order throughout. A private entrance hall has stairs up to a light and airy triple aspect sitting / dining room. The modern kitchen has a refitted integrated oven and hob, an integrated fridge/freezer and granite effect worktops. There are two bedrooms (master with fitted wardrobes), and a bathroom with a bath with shower over and a glass screen. Outside is a single allocated parking space (directly outside the front door) and visitor parking. There is a good sized canal side communal garden for sole use by the residents. Available for sale with no onward chain and set within easy level walking distance of the town centre the property would be ideal for an investor (previously Let @ £675 pcm), first time buyer or anyone looking to downsize.

Situation

Pleasantly situated beside the Kennet and Avon canal, just a short walk from the town centre. This bustling market town provides a wealth of facilities including a variety of shops, supermarkets, beautiful craft and speciality shops, restaurants, hotels, mainly leisure facilities and a thriving weekly market. Marlborough, Salisbury Plan and the Vale of Pewsey are all within a short distance providing magnificent countryside with numerous walkways. The major centres of Swindon, Chippenham, Trowbridge and the cities of Bath and Salisbury are all within a 30 mile radius.

Property Information

Tenure: Leasehold, 985 years remaining on the lease. Each of the 8 flats owns 1/8 th of the Management Company which owns the freehold of the building. £60.00 pcm is payable and covers building insurance and public liability insurance as well as decoration, gardening and upkeep of all communal areas. No ground rent payable.

Council Tax: Band B

Services: All mains services including gas (new hob and oven in 2019).

Directions

From our offices turn left and proceed along Northgate Street passing Wadworths Brewery. Proceed down the driveway between the former court building and Cyprus Terrace. Dundas Court will be found on the left hand side.




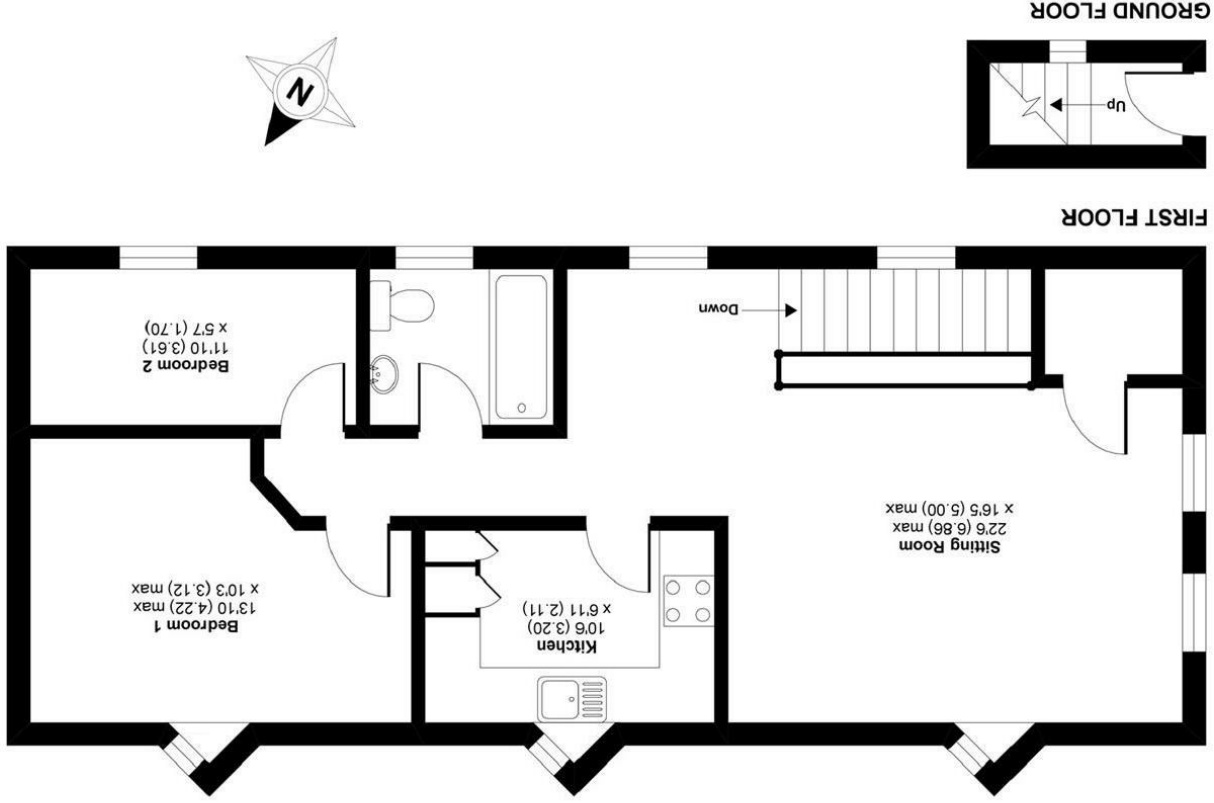
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 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020.
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Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale

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