



The Croft, Meadow Drive, Devizes
Devizes, SN10 3BJ

STRAKERS

Flat 32 The Croft, Meadow Drive,
Devizes, Wiltshire, SN10 3BJ

A spacious two bedroom first floor flat located in 'The Croft,' a sought after purpose built development set in delightful communal landscaped gardens and grounds close to the Kennet and Avon Canal. Offered with no onward chain.

- Communal Entrance Hall
- Resident's Lounge
- First Floor Apartment
- Two Bedrooms, Bathroom
- Sitting Room, Kitchen
- Communal Garden, Parking
- Walking Distance Of Town

Guide Price £100,000



****2 BEDROOM FLAT** WELL POSITIONED FOR TOWN**
NO AGE RESTRICTIONS** COMMUNAL GARDENS &
PRIVATE PARKING** NO CHAIN** COMPETITELY
PRICED****

A spacious two bedroom first floor located in 'The Croft,' a sought after development set in delightful communal landscaped gardens and grounds close to the Kennet and Avon Canal. This first floor apartment offers buyers the chance to modernise to their own tastes and requirements and forms part of this superior development of flats and bungalows. Internally there is a 15'7" sitting/ dining room, a fitted kitchen, two bedrooms and a bathroom.

Within the complex there is a shared residents' lounge and entrance lobby with entry phone system and letter boxes and a lift giving access to the first floor. Externally there is one allocated parking space and additional guest car parking. The croft enjoys well maintained communal gardens and is very well placed for easy walking distance of the shops as well as for walks along the Kennet and Avon Canal which is right on the doorstep.

Situation

'The Croft' is conveniently placed within walking distance of town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic 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

Tenure: Leasehold

Ground Rent: £150 p.a.

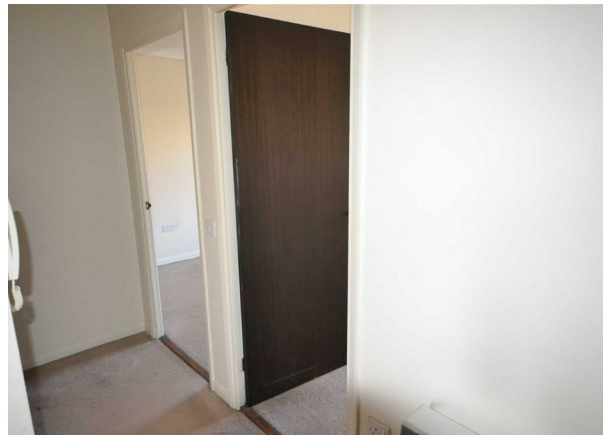
Service Charge: £1436.68 (2018/19)

Lease: 99 years from 1991

Management Company: West of England Estate Management Ltd

Local Authority: Wiltshire Council

Council Tax Band: C



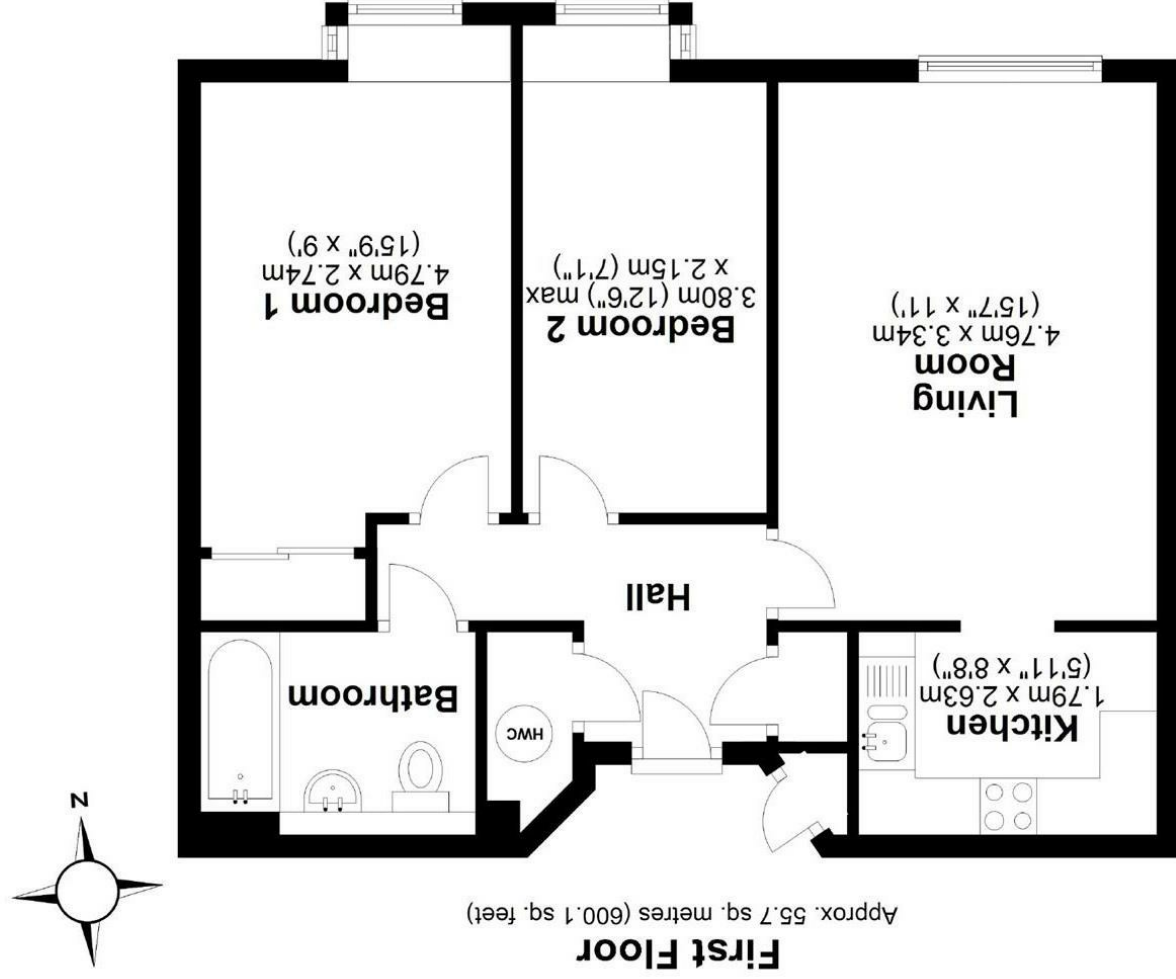
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Total area: approx. 55.7 sq. metres (600.1 sq. feet)



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