

LEASEHOLD GUIDE PRICE

**£120,000**

**6 Sudweeks Court**

New Park Street  
Devizes SN10 1DX



**Spacious one bedroom ground floor retirement apartment situated in the heart of the town close to amenities with an attractive outlook to the rear over communal gardens.**

- Spacious ground floor apartment
- Purpose built for retired persons
- Town centre location
- No onward chain
- Attractive outlook
- Nicely appointed kitchen with appliances
- Shower room
- Communal residents lounge
- Emergency pull cord in every room
- Gas central heating



## SUMMARY

The property offers peace of mind and security to persons over the age of 60 being purpose built with a resident manager. Other benefits of the property include double glazing complemented by electric heating, and the kitchen has fitted appliances. Facilities on offer include a residents' lounge where there are regular meetings and social occasions, there is a laundry room for use of residents, shared private parking and managed gardens.

## ACCOMMODATION

Communal entrance hallway. Front door to apartment. Hallway, cupboard housing electric meter and fuse box, walk in airing cupboard with hot water tank. Living room with attractive view over the landscaped gardens. Kitchen, nicely appointed with floor and wall units, sink unit, ceramic hob with hood over, fitted oven, integrated fridge and freezer. Shower room with a large shower, W.C. and vanity basin. Bedroom with fitted mirrored wardrobes.

## TENURE - Leasehold

Length of lease remaining: 107 years

Annual service charge: £1543.25 which covers the costs of a full-time manager on the premises, buildings insurance, maintenance, window cleaning, water and use of the communal laundry room.

Service charge review period: annually

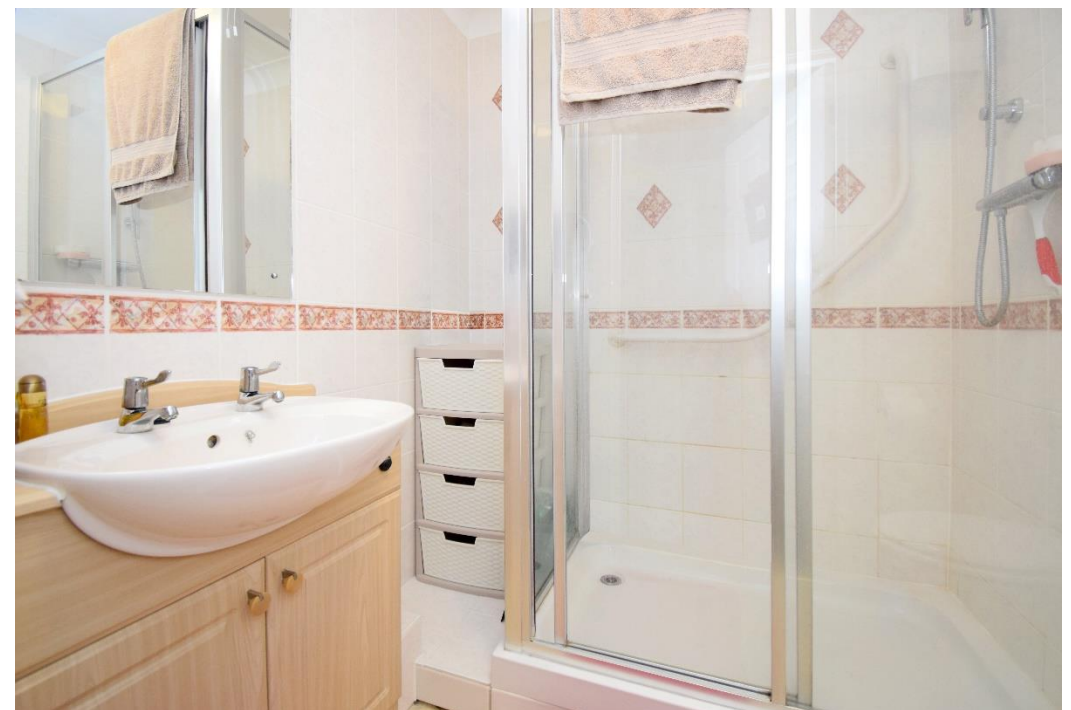
Annual ground rent: £395 which covers the security of the property, car park, grounds maintenance, interior and exterior building maintenance and repairs.

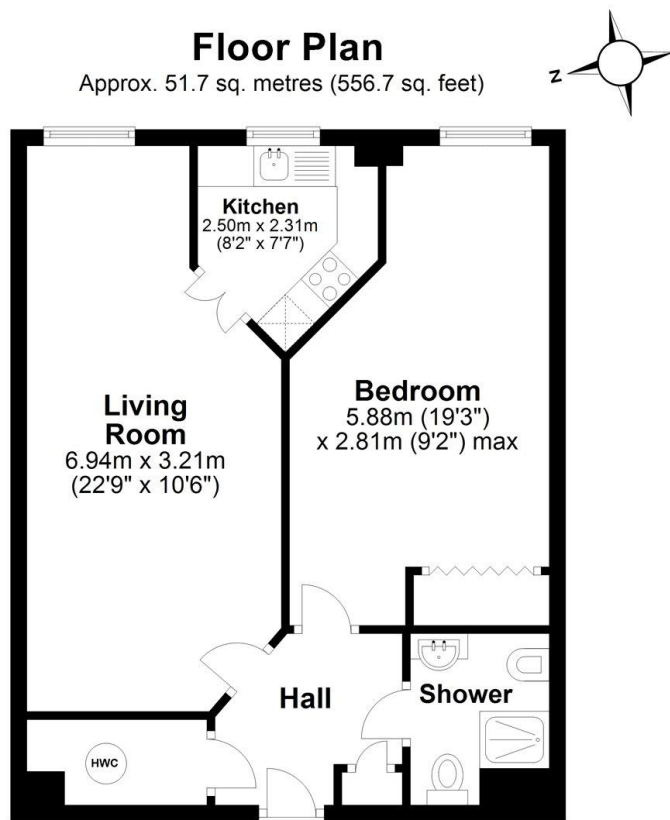
Ground rent review period: TBC

Council Tax Band C

Energy Efficiency Rating B







Total area: approx. 51.7 sq. metres (556.7 sq. feet)



## DIRECTIONS

From the Market Place proceed North towards Wadworth Brewery turning right into New Park Street where Sudweeks Court will be found on the right.

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Jones Robinson Incorporating  
Martin Walker  
3 Wine Street  
Devizes SN10 1AP

01380 730200  
[devizes.sales@jonesrobinson.co.uk](mailto:devizes.sales@jonesrobinson.co.uk)  
[www.jonesrobinson.co.uk](http://www.jonesrobinson.co.uk)

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