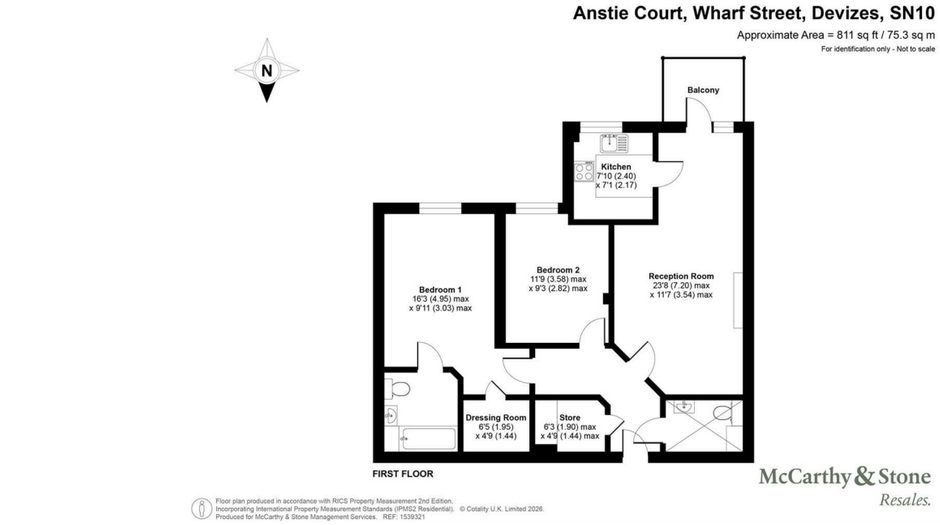
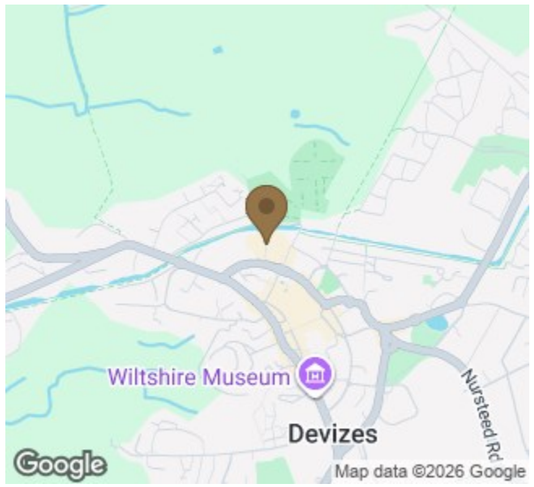
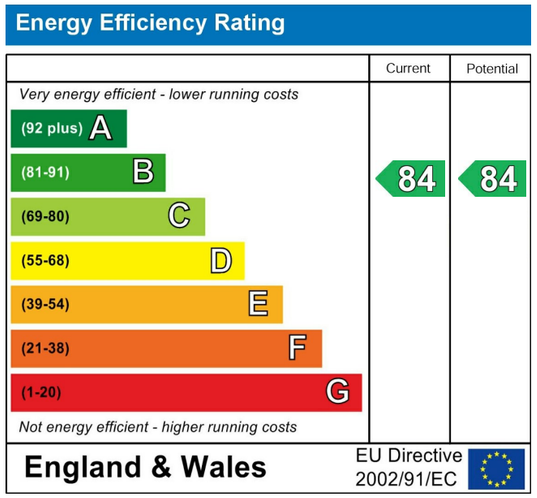
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Anstie Court

Wharf Street, Devizes, SN10 1GA

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Anstie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- South Facing Walk Out Balcony
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With En-Suite & Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place & Separate Library/Games Room
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Family & Friends
- Laundry Room & Mobility Scooter Store
- House Manager Oversees The Smooth Running Of The Develoment
- 24 Hour Emergency Careline & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Anstie Court, Devizes

2 | 2 | Asking price £275,000

Anstie Court
Anstie Court was constructed in 2014 by renowned retirement home specialists McCarthy Stone. it is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The property enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and landscaped gardens. The bustling and historic Town Centre is just a few minutes easy walk away and the canal path is literally 'on the doorstep'.

The Local Area
Devizes is a historic market town with a colourful Medieval past, wealth of history and architectural heritage with more than 500 listed buildings and a large Market Place in the heart of the town. This can all be enjoyed as you discover the wide range of traditional independent shops or peruse the Thursday market. It is regularly in the top 10 of the country's favourite market towns and is home to three nationally-known visitor attractions. Take a tour of Wadworth Brewery and sample their famous 6X. See the 29 locks of the Caen Hill flight on the Kennet and Avon canal, a triumph of Georgian engineering or visit the Wiltshire Museum which has award-winning galleries that feature gold from the time of Stonehenge and tell the story of the Stonehenge and Avebury World Heritage Site.
Devizes has a great sense of community and throughout the year the town hosts an Art Festival, an International Street Festival, a Food Festival as well as many community events, many held in the newly refurbished Hillworth Park.

14 Anstie Court
Situated on the first floor, conveniently close to the lift and the development's communal library and games room, this spacious apartment offers well-proportioned and versatile accommodation.

The property features a generous living room, beautifully complemented by a modern feature fireplace with electric fire, creating an attractive focal point. A door opens directly onto a south-facing walk-out balcony, overlooking the front of the development. The well-equipped kitchen benefits from a range of integrated appliances.

There are two good-sized double bedrooms, with the principal bedroom enjoying the added benefits of a walk-in wardrobe and en-suite bathroom. The second bedroom offers excellent flexibility and could equally be used as a separate dining room or hobbies room, depending on individual requirements.

Further accommodation includes a separate guest shower room and a useful walk-in utility/store room, providing valuable additional storage space.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum. Please check with the House Manager for current availability.

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Anstie Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Anstie Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,521.22 per annum (up to financial year end 31/03/2027).

Leasehold Information
Lease 125 Years from 1st June 2013
Ground rent £495 per annum
Ground rent review: 1st June 2028

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













