5 The Ark    Devizes Wiltshire SN10 1PA

Guide Price: £250,000
Leasehold

A spacious, two bedroom ground floor retirement apartment being part of a large period house and situated in private mature grounds and gardens just a short distance from Devizes Market Place.

- Retirement apartment
- Two bedrooms
- Residents’ and visitor parking
- Mature communal gardens
- New 80 year lease
- Service charge £444 per quarter
- No ground rent

SUMMARY
The Ark is located just off Long Street set in a delightful environment with ample parking for all the residents and their visitors. The property is being offered for sale with a new eighty year lease and is managed by Devizes and District Housing Society who deal with arrangements for buildings insurance, maintenance of all communal areas and grounds etc., providing peace of mind for the residents.
ACCOMODATION
Sitting room with ornamental fireplace and feature bay window and views over the gardens and grounds. Inner hall with built-in cupboard, containing gas fired boiler supplying hot water and heating. Kitchen/Dining Room fitted with an excellent range of floor and wall units, integrated electric hob and double oven with space for further appliances. Two double bedrooms, both with built-in wardrobes. Bathroom with bath and shower fitment over, basin and WC. Heated towel rail and shaver point.

OUTSIDE
Communal residents’ parking. Extensive gardens and grounds laid mainly to lawn with wide variety of trees and shrubs, forming a delightful environment.
Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars. Important Notice – the Jones Robinson Group for themselves and for the Vendors of this property, whose agents they are, given notice that –

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

DIRECTIONS
From Devizes Market Place proceed along Long Street and turn right into the turning adjacent to Devizes Museum, where a driveway leads down to the Ark.

All enquiries please to the Devizes office:
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