



5 The Ark Devizes Wiltshire SN10 1PA

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Incorporating Martin Walker

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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.

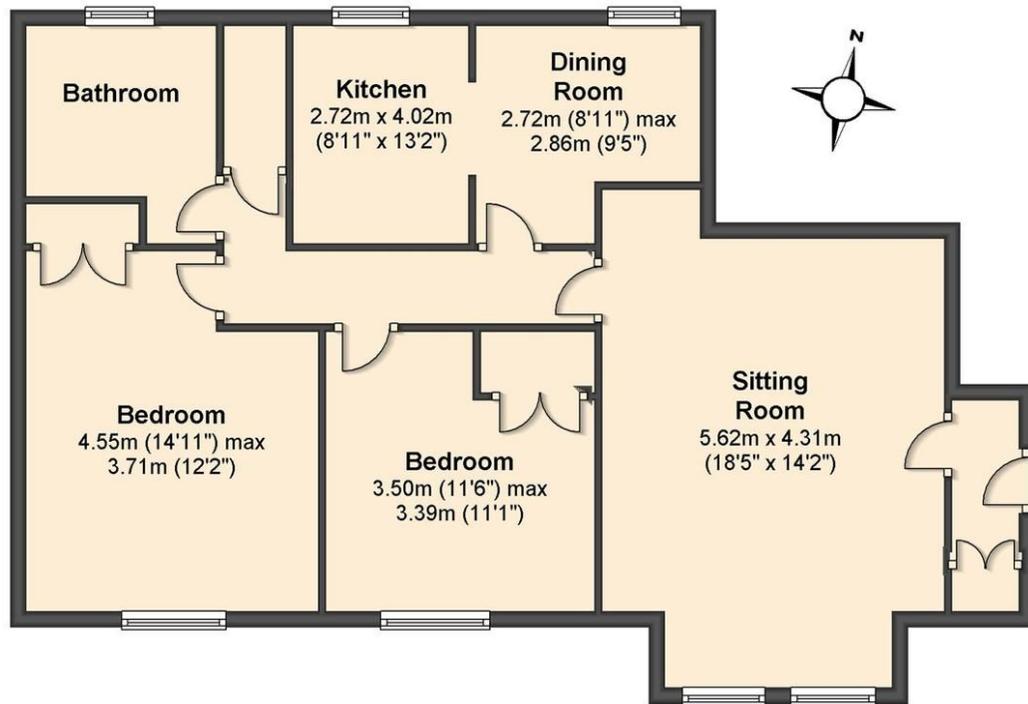
- Retirement apartment
- Two bedrooms
- Residents' and visitor parking
- Mature communal gardens
- New 80 year lease
- Service charge £444 per quarter
- No ground rent

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.



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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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-

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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:

3 Wine Street

Devizes

Wiltshire SN10 1AP

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