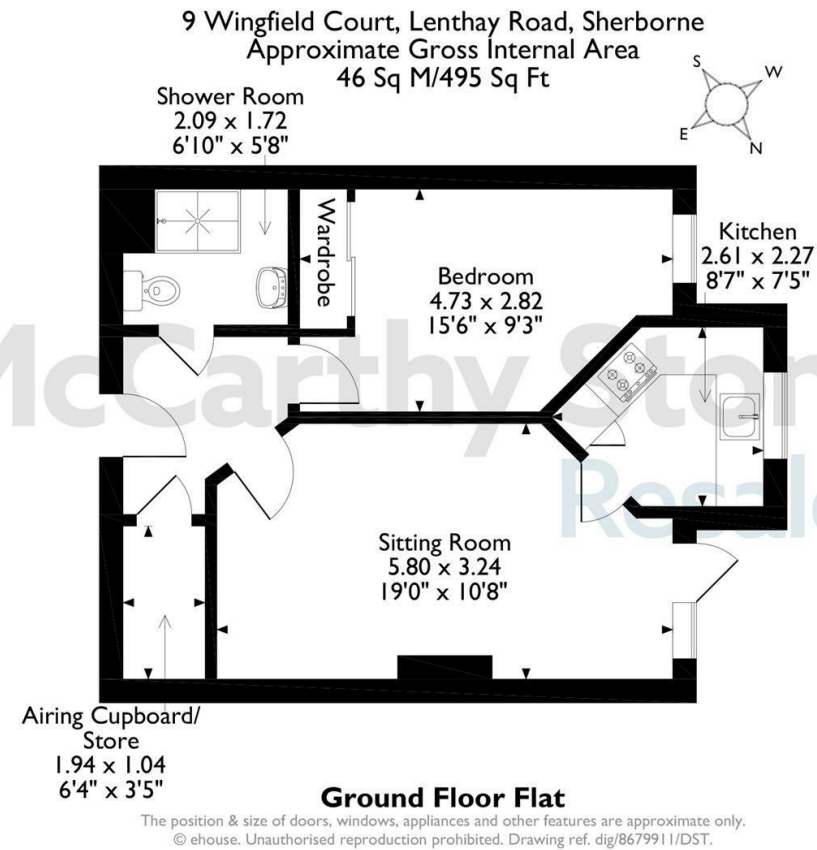


**9 Wingfield Court**

Lenthay Road, Sherborne, DT9 6EG



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £130,000 Leasehold**

With direct access out on to a patio area, this one bedroom ground floor retirement apartment is situated close to all the fantastic communal facilities this popular development offers.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Wingfield Court, Lenthay Road, Sherborne, DT9 6EG

## Introduction:

Constructed in late 2011 by award-winning retirement home specialists McCarthy Stone, Wingfield Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those aged over 60 with the peace-of-mind provided by support of our excellent House Manager who oversees the smooth running of the development. The property enjoys superb communal facilities including an excellent homeowner's lounge, laundry, scooter store and landscaped gardens.

In addition, 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 nightly charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Wingfield Court; there are always plenty of regular activities to enjoy, these vary from coffee mornings or film nights through to organised day trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

## The Local Area

Despite its quiet backwater setting, Wingfield Court is in a fabulous location opposite the extensive grounds of the acclaimed Sherborne Independent Boys School and less than a mile from the Town Centre, with its superb range of shops bars and restaurants. Other excellent local amenities, including; the Abbey, Sherborne Castle, Waitrose, Sainsburys and the rail station. are all within approximately 20 minutes level walk.

## No.9

No.9 is located in an enviable position within the development and is closeby to all the fantastic communal facilities. There is direct access out on to a patio area from the spacious living room which has a feature fireplace. The kitchen is well equipped with integrated appliances and the double bedroom has a fitted wardrobe.

## Entrance Hall:

Having a solid entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk in airing cupboard/store with light and shelving housing the Gledhill water cylinder supplying domestic hot water and wall mounted concealed 'Vent Axia' heat exchange unit. A feature Glazed panelled door leads to the living room.

## Living Room:

Double glazed door with side panel opens on to a small, pretty patio area. Modern feature fireplace with fitted electric fire, plus Quantum storage heater. TV and telephone points, two ceiling lights, raised electric power sockets. Feature panelled glazed door leads in to the kitchen.

## Kitchen:

Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel extractor hood above, waist-level oven and concealed fridge and freezer. Double glazed window, extensively tiled walls and tiled floor.

## Double Bedroom:

Spacious double bedroom with fitted double wardrobe with mirror fronted doors. Quantum storage heater, TV and phone point.

## Shower Room

Fully tiled and fitted with a white suite comprising; walk in shower with surround, WC, vanity sink unit with cupboard below, mirror and light above. Heated towel rail and emergency pull cord.

## Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## Lease

Lease 125 Years from the 1st June 2011

Ground rent: £425 per annum

Ground rent review: 1st June 2026

## 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

# 1 Bed | £130,000

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,535.11 per annum (for financial year ending 31/03/26)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## 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.

