

15 White Fields Court

1 Manley Close, Whitfield, CT16 3NA



Ground Floor

Total floor area 61.4 sq.m. (661 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: A



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



Asking price £160,000 Leasehold

Experience luxurious retirement living in the sought-after White Fields Court development, offering impeccably designed and meticulously maintained one-bedroom apartment. Indulge in the ideal retirement lifestyle with this beautifully presented home, perfectly tailored for your needs.

Call us on 0345 556 4104 to find out more.

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

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White Fields Court, Manley Close, Whitfield

1 Bed | £160,000

White Fields Court Summary

White Fields Court was built by McCarthy & Stone in 2013 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60's.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

For your peace of mind the development has camera door entry and 24-hour emergency call system, and lift access to all floors.

The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

The village of Whitfield offers a range of amenities including general stores/post office, primary school, public house, church and village community centre. Other facilities include Tesco's super store. There are both primary and secondary schools and further shopping and educational facilities in Dover Town Centre.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with letter box and spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, lounge and shower room.



Lounge - with Juliet balcony

The lounge features a large window with French doors opening onto a Juliet balcony, along with an additional side window, both of which flood the room with natural light. Generously proportioned, the space comfortably accommodates both lounge and dining areas. Additional features include TV and telephone points, two ceiling light fittings, and raised electrical sockets. A partially glazed door leads through to the separate kitchen.

Kitchen

Fully fitted modern kitchen with a good range of wood effect base and wall units with contrasting black worktops and a tiled floor. Stainless steel sink with lever tap sits below the window. Built-in waist level oven, ceramic four ring hob and extractor hood over. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom

Double bedroom of good proportions with a large walk-in wardrobe housing rails and shelving. TV and phone point, ceiling light and raised electrical sockets.

Wet Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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: £4,782.60 per annum up to financial year end 31/03/2027.
- Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold

Lease: 125 Years From June 2013
Ground rent: £425 per annum
Ground rent review: June 2028

Moving Made Easy & Additional Information

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.
 - 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

