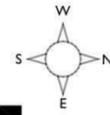


17 White Fields Court, Flat 17, I, Manley Close, Dover, Kent  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



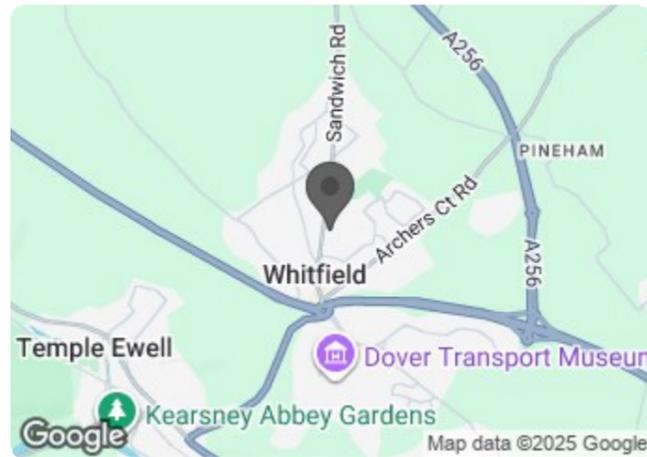
The position & size of doors, windows, appliances and other features are approximate only.  
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**17 White Fields Court**

Manley Close, Whitfield, CT16 3NA



Council Tax Band: A



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>		76	79
(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 £160,000 Leasehold**

A well presented ONE bedroom apartment situated on the FIRST floor with LIFT access. This apartment boasts a fully fitted kitchen with INTEGRATED appliances, wet room, light and spacious DOUBLE bedroom and living area with ample room for dining. White Fields Court, a McCarthy Stone retirement development is nestled in Whitfield and boasts landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

**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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Manley Close, Whitfield

## White Fields Court

White Fields Court was built by McCarthy & Stone in 2014 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom and hallway.

The development facilities include a Homeowners' lounge, Laundry and landscaped gardens. There is a guest suite for visitors who wish to stay.

The dedicated House Manager is on site during working hours normally 25 hours a week Monday to Friday 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. All energy costs of the Laundry, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.

## Living Area

A generously sized living area with ample room for a dining table and comfortable seating. Electric fireplace with wooden surround providing a warm focal point for the room. Partially glazed door leading onto the separate kitchen. Power sockets and TV points, as well as two ceiling light points.



## Kitchen

A fully fitted kitchen with a range of wooden effect wall and base units for ample storage. Grey laminate roll top worksurfaces over, with electric hob and extractor hood over, stainless steel sink with chrome mixer tap which sits below the double glazed window. Waist height electric oven for (minimal bend) with space for a microwave above. Integrated fridge/freezer.

## Bedroom

A well presented double bedroom which boasts a walk in wardrobe with railing and shelves for ample clothes storage. Double glazed window with a sunny west facing outlook. Raised power sockets for convenience and ceiling light point.

## Wet Room

A purpose built wet room, neutrally tiled throughout comprising; chrome wall mounted thermostatically controlled shower with glass screen, low level WC, basin seated upon wooden cabinetry for storage with wall mounted mirror above. 24/7 emergency pull cord.

## Parking

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

## Service Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Heating in Homeowners apartments

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your



# 1 bed | £160,000

House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,645.47 pa. (for financial year end 30/03/2026) Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

## Leasehold

Leasehold 125 Years From 2013  
Ground rent review date: June 2028  
Ground rent: £425 per annum.

## 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 to that can assist with service charges or living costs.
- 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

