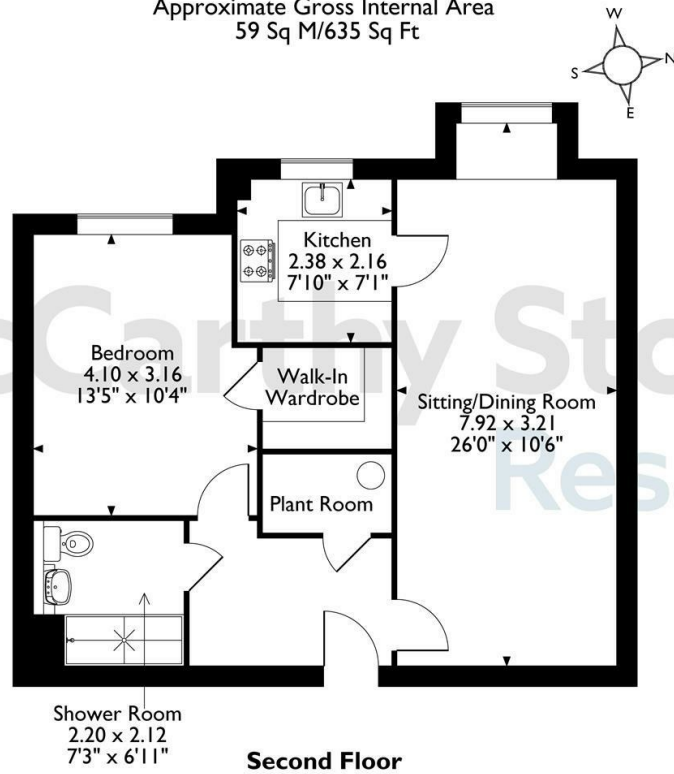
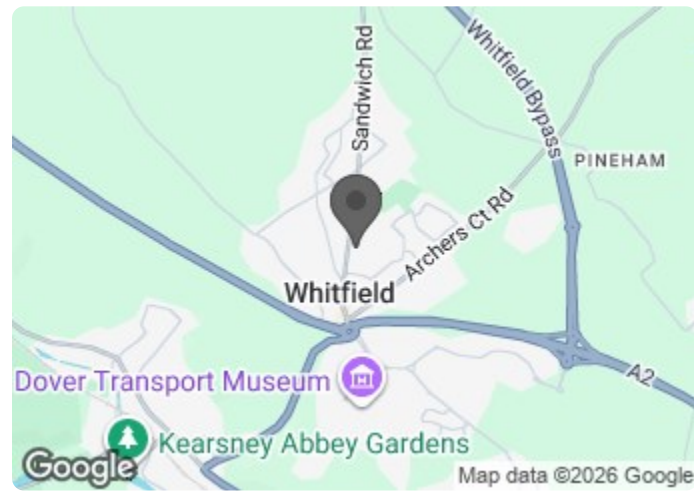


White Fields Court, Flat 31, 1, Manley Close, Dover, Kent  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**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>		80	80
(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		

## 31 White Fields Court

Manley Close, Whitfield, CT16 3NA



### Asking price £150,000 Leasehold

A superb WEST FACING retirement apartment situated on the SECOND FLOOR of White Fields Court, a McCarthy Stone Retirement Living development. The apartment boasts a DOUBLE BEDROOM with fantastic WALK-IN WARDROBE, a MODERN FITTED KITCHEN, SPACIOUS through lounge dining room, and contemporary SHOWER ROOM.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

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

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

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Registered in England and Wales No. 10716544



# White Fields Court, Manley Close, Whitfield, CT16 3NA

## Development Overview

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 Hallway

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

## Living Room

Living/Dining room of good proportions with a double glazed window boasting a Westerly aspect. TV and telephone points, ceiling lights, raised electric power sockets, and partially glazed door leading onto a separate kitchen.

## Kitchen

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

## Double Bedroom

Double bedroom of good proportions boasting a spacious and useful walk-in wardrobe, housing hanging rails and shelving. Ceiling lights, TV and phone point. Raised electrical sockets.

## Shower Room

Extensively tiled and fitted with suite comprising of level access shower with grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

# 1 Bed | £150,000

## Service Charge (breakdown)

- 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

Service Charge £4,645.47 until 31/03/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Car 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.

## Lease Information

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

## Additional Information & Services

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

