McCarthy & Stone
RESALES

22 White Fields Court Manley Close, Dover, CT16 3NA
Asking price £185,000 Leasehold

For further details
please call 0345 556 4104

22 White Fields Court Manley Close, Dover, CT16 3NA

A stunning and beautifully presented one bedroom, first floor apartment within this McCarthy Stone Retirement development specifically designed for the over 60's being offered with vacant posession.

Summary
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 apartment features a modern fully fitted kitchen, lounge with patio door and juliet balcony, bedroom and shower room 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.

This beautifully presented One Bedroom, First Floor apartment looks out over the landscaped gardens incorporating a large patio, timber pergola and seating areas perfect for relaxing on warm summer days.

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, living room and shower room.

Living Room
Spacious living room benefiting from a glazed patio door with windows to side opening to a juliet balcony and stunning views over the landscaped gardens. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
Fully fitted modern kitchen with a good range of base and wall units with contrasting worktops and a tiled floor. Stainless steel sink with lever tap. Built-in waist level oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Windows overlooking the garden.

Bedroom
Double bedroom of good proportions with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised electrical sockets. Window overlooking garden.

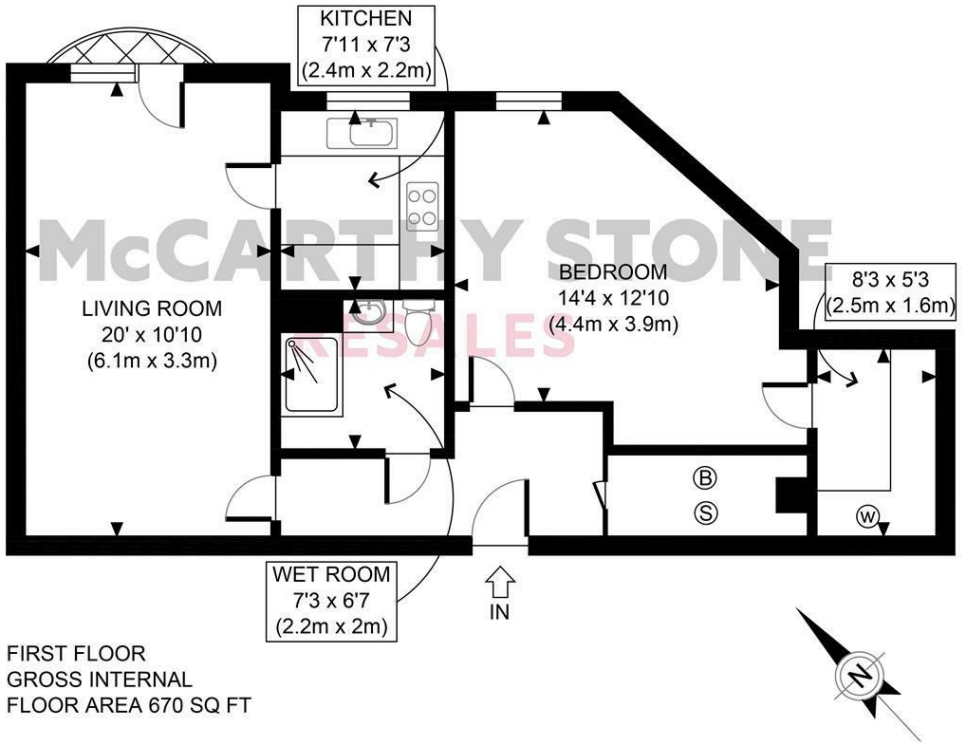
Shower Room
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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
- 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 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.

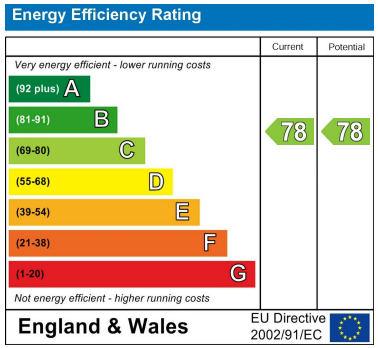
Leasehold
Leasehold 125 Years From 2013
£425 p.a.

Car Parking Permit Scheme (Subject to availability
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.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 670 SQ FT / 62 SQM	White Fields Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/05/21
	photoplan



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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