



GROSS INTERNAL FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQM	Wingfield 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 25/05/21
	photoplan

McCARTHY STONE RESALES

18 WINGFIELD COURT LENTHAY ROAD, SHERBORNE, DT9 6EG



COUNCIL TAX BAND: D



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			

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This beautifully presented two bedroom Retirement apartment features DUAL ASPECT LOUNGE and VIEWS situated on the first floor.

ASKING PRICE £214,950 LEASEHOLD

For further details, please call **0345 556 4104**
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WINGFIELD COURT LENTHAY ROAD, SHERBORNE

2 BED | £214,950

SUMMARY

This spacious and comfortable apartment is located on the first floor of this fantastic development. The accommodation includes a dual aspect lounge, well equipped kitchen with integrated appliances, two bedrooms and sensible shower room.

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.

Constructed in late 2011 by award-winning retirement home specialists McCarthy and 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.

ENTRANCE HALLWAY

A Front door with spy hole leads to a spacious hall. There is a security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light, shelving, boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

LIVING ROOM

With dual aspect double-glazed windows providing a very pleasant open outlook. Focal-point fireplace with inset electric fire. Dimplex panel heater, TV and telephone points. Two ceiling lights, raised electric power sockets.

KITCHEN

With a double-glazed window enjoying pleasant open views. Well-equipped with an excellent range of 'Maple effect' fronted fitted

wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven and concealed fridge and freezer and space for a slim-line dishwasher. Extensively tiled splash-backs, fully tiled floor and ceiling spot light fitting.

BEDROOM ONE

With a double-glazed window, Dimplex panel heater and a built-in wardrobe with hanging rail, shelving and mirror-fronted doors. Ceiling lights, TV and phone point.

BEDROOM TWO

Spacious second bedroom with a double-glazed window, Ceiling lights, TV and phone point.

SHOWER ROOM

Modern white suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over, large shower cubicle with glazed shower door. Electric wall heater, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor.

SERVICE CHARGE

Service charge: £3,095.16 pa. (for financial year end 31/03/2023)

