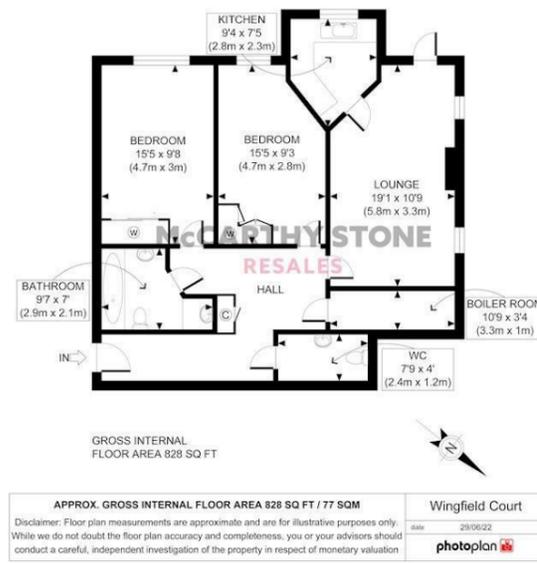


McCARTHY STONE RESALES

8 WINGFIELD COURT LENTHAY ROAD, SHERBORNE, DT9 6EG



COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



A beautifully bright and spacious two bedroom retirement apartment on the GROUND FLOOR WITH A PATIO AREA.

ASKING PRICE £229,950 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WINGFIELD COURT, LENTHAY ROAD, SHERBORNE, DORSET

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 and scooter store. In addition, all apartments are equipped with a 24-hour emergency call facility and intercom system 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.

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.

Wingfield Court offers 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 HALL

A front door with spy hole leads to a spacious hall. 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, shallow cupboard with meters, walk-in store cupboard with light, shelving and housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Storage heater. Feature glazed panelled door to living room.

LIVING ROOM

A bright and airy room with double-glazed opening doors leading onto a patio area overlooking the communal grounds. Focal-point fire with fitted electric fire. Storage heater, TV and telephone points. Two ceiling lights, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

KITCHEN

With a double-glazed window. There is 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. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

BEDROOM ONE

Double-glazed window allowing light to fill the room, Dimplex panel heater and a built-in

2 BED | £229,950

wardrobe with hanging rail, shelving and mirror-fronted doors. Ceiling lights, TV and phone point.

BEDROOM TWO

Spacious second room that could even be used as a dining or hobby room. Ceiling lights, TV and phone point.

BATHROOM

Modern white suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. Panelled bath and separate 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

- 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: £3,095.16 (for financial year end 30/03/2023). 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. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

125 Years from 2011
Ground rent £495

