

# McCARTHY STONE RESALES

## 38 WINGFIELD COURT LENTHAY ROAD, SHERBORNE, DT9 6EG



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(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		

## McCARTHY STONE RESALES

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A second floor, one double bedroom retirement apartment, boasting FAR REACHING VIEWS and MODERN FITTED KITCHEN. This highly desirable development further benefits from a COMMUNAL LOUNGE where events and activities take place and a lovely GUEST SUITE where visiting family and friends can stay.

### ASKING PRICE £140,000 LEASEHOLD

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

1 BED | £140,000

## SUMMARY

Constructed in 2011 by renowned retirement home specialists McCarthy Stone, Wingfield Court is a development of private apartments in a prime location opposite the playing fields of Sherborne Boys School with an outlook to the picturesque wooded hillside beyond. Despite its quiet backwater setting, Wingfield Court is within approximately 20 minutes level walk of the majority of the excellent local amenities, including; the Abbey, Sherborne Castle, Waitrose, Sainsburys and the rail station. Wingfield Court is a 'Retirement Living' development, providing a lifestyle living opportunity for the over 60's and is designed specifically for independent living with the peace-of-mind provided by the support of the House Manager. Additionally, 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. The property enjoys excellent communal facilities including a home owners' lounge, laundry, scooter store and an attractive landscaped garden area. There is also the excellent guest suite which is widely used by visiting family and friends for which a small charge of £25 per night applies.

Apartment 38 is located on the second floor with lift access and enjoys a lovely outlook over the school grounds to the wooded hillside beyond. There is a pleasant living room, a well fitted kitchen complete with integrated appliances, good-sized bedroom and modern bathroom.

## ENTRANCE HALL

Entrance to the apartment is via a solid entrance door with a security spy hole. A 24-hour care line emergency response panel which incorporates a security door entry system with intercom is attached to the wall. Doors lead

to the living room, bedroom and bathroom. Generous storage cupboard housing consumer unit and equipped with useful shelving.

## LIVING ROOM

A light, southerly facing, L shaped room with a double glazed window with far-reaching views over beautiful open countryside. An attractive electric feature fire place with surround complements the room and offers focal point light only or, additional heat to the Dimplex' Quantum storage heater. A glazed, panelled door opens to kitchen. 2 x ceiling lights, TV point and phone point. Carpeted throughout.

## KITCHEN

Southerly facing double-glazed window. Range of 'Maple effect' fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel sink with mono block lever tap. Integrated appliance comprising; built-in single oven, ceramic hob with extractor hood and concealed fridge and freezer. This apartment has the added bonus of a Blomberg integrated slimline dishwasher. Extensively tiled walls and tiled floor.

## BEDROOM

Double-glazed window, good-sized built-in wardrobe with hanging rail, shelving and mirror fronted sliding doors reflecting light back in to the room, electric panel heater. Carpeted throughout.

## BATHROOM

Modern white suite comprising; W.C. vanity wash-hand basin with under-sink storage and mirror strip light and shaver point over, panelled bath with over-bath shower. Electric heated towel rail, separate electric wall heater, door to boiler cupboard with 'Gledhill' boiler supplying hot water having ample shelving and light, emergency pull cord, 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

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.

Service charge: £2,063.40 p.a. (for financial year ending 31/03/23)

## LEASE INFORMATION

Ground Rent £425 per annum

Ground Rent Review Date June 2026

Lease length: 125 years from June 2011

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is £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.

