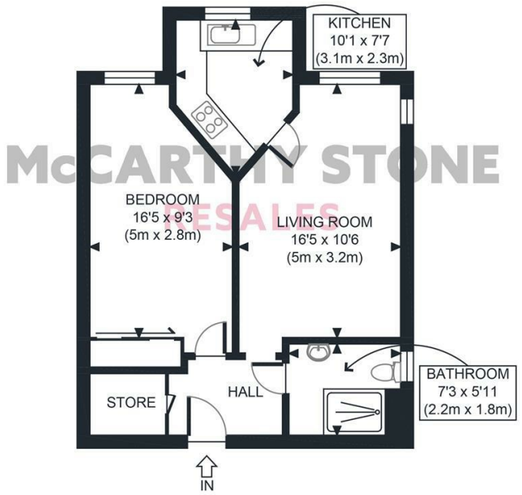
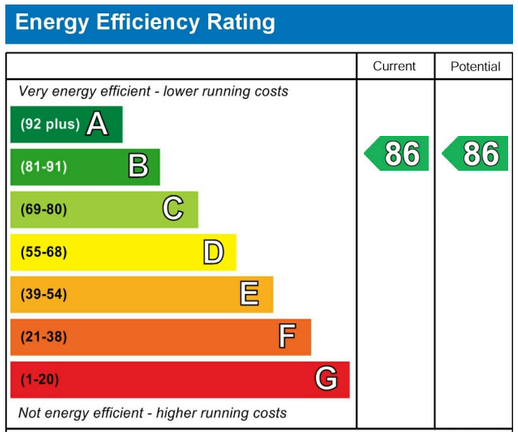


McCARTHY STONE RESALES

GROSS INTERNAL
FLOOR AREA 490 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 490 SQ FT / 46 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 11/03/22
	photoplan

COUNCIL TAX BAND:



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

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McCARTHY STONE
RESALES

20 WINGFIELD COURT

LENTHAY ROAD, SHERBORNE, DT9 6EG

A one bedroom first floor retirement apartment with VIEWS, being within 0.5 miles of the shops. Offering a friendly community and companionship, as well as security and peace of mind.

ASKING PRICE £149,950 LEASEHOLD

For further details, please call **0345 556 4104**

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

WINGFIELD COURT, SHERBORNE

1 BED | £149,950

The lovely First Floor apartment features a good-sized double aspect Lounge, fully fitted kitchen with integrated appliances, a spacious bedroom and shower room with walk-in shower. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Wingfield Court was built by McCarthy & Stone and is purpose built for retirement living and specifically for those over 60 years of age. 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. Wingfield Court is located 0.5 miles from the main shopping area in Cheap Street, which boasts a fine array of local stores as well as popular named shops, including chemist, banks, hairdressers, a barber, butcher, bakers and local coffee shops. the main railway station, located in Station Road, offers regular services on the London to Salisbury and Exeter route.

ENTRANCE HALL
Front door with spy hole leads to the 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 and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LOUNGE
Double aspect lounge. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN
Fully fitted kitchen. Stainless steel sink. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM
Spacious double bedroom with mirror fronted doors. Ceiling lights, TV and phone point. Storage heater.

SHOWER ROOM
Fully tiled and fitted with suite comprising of walk-in shower, Towel rail WC, vanity unit with sink and mirror above. Emergency pull cord.

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, 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 the service charges please contact your Property Consultant or House Manager.

Service charge: £2,063.40 p.a. (for financial year end 31/03/2023)

GROUND RENT
£425 p.a

LEASEHOLD
Lease 125 Years from 2011