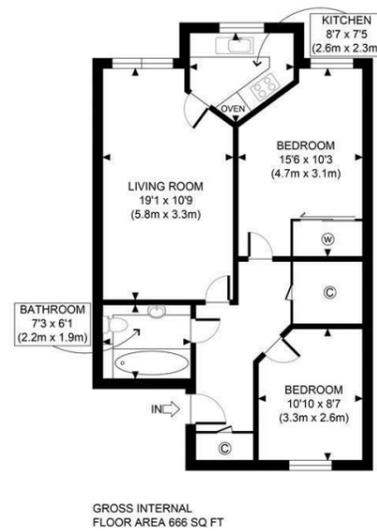


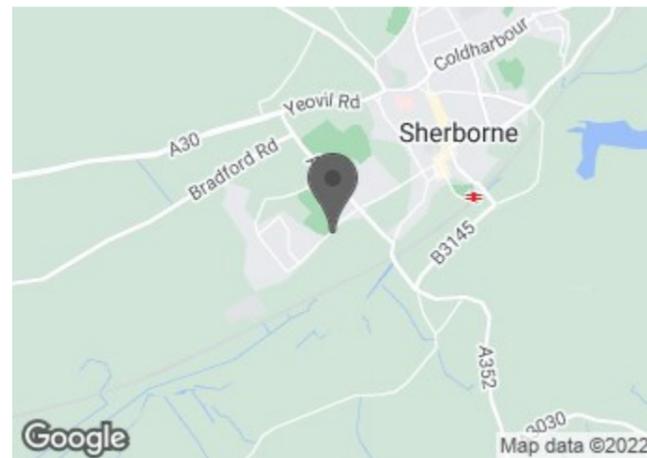
McCARTHY STONE RESALES

29 WINGFIELD COURT LENTHAY ROAD, SHERBORNE, DT9 6EG



APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT / 62 SQM
 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
 Wingfield Court
 date: 26/11/2020
 photoplan

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	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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Beautifully presented two-bed Retirement Apartment, quietly TUCKED AWAY and enjoying PLEASANT OUTLOOKS to fields and woods both front and rear aspects

PRICE £219,995 LEASEHOLD

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WINGFIELD COURT, SHERBORNE, DT9 6EG

2 BED | £219,995

SUMMARY

It's justified to suggest that this beautiful apartment is certainly among the better positioned within Wingfield Court. Tucked away at the end of a first floor hallway but conveniently placed for the lift service to the excellent communal amenities of the development. The apartment also benefits from a dual aspect to both front and rear, the front is especially pleasing looking down the entrance of the development across the sports grounds of Sherborne Boys School to the hillside fields and woods in the distance. The apartment offers very roomy and welcoming two-bedroomed accommodation for which there is always a healthy level of interest. The warm and welcoming sitting room enjoys an interesting and pleasing outlook over the development gardens. The kitchen is well equipped with a range of low level integrated appliances, in addition there is a modern shower room with an low-level accessed double shower.

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 development enjoys superb communal facilities including an excellent homeowner's lounge, laundry, scooter store and 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.

Despite its quiet backwater setting Wingfield Court is in a fabulous location less than a mile from the Town Centre, with its superb range of shops, bars and restaurants. Other excellent local amenities, include; the Abbey, Sherborne Castle, Waitrose, Sainsburys and the rail station.

ENTRANCE HALL

A Front door with spy hole leads to a spacious hall with ample room for typical hall furniture. 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 a recently installed 'Electrorad' heater supplying hot water and the concealed 'Vent Axia' heat exchange unit. 'Electrorad' radiator. Feature glazed panelled door to Sitting Room.

SITTING ROOM:

With double-glazed window enjoying a private outlook over the development gardens and benefiting from the last of the days sunshine. There is a feature window seat providing useful extra storage. Focal-point fire with fitted electric fire. 'Quantum' night 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 and pleasant outlook. 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. Space and plumbing for a slimline dishwasher. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

BEDROOM ONE

Double-glazed window with pleasant outlook and a fitted window seat with useful storage facility. 'Electrorad' radiator 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 and a very pleasant outlook over the development entrance, sports fields and views of the countryside in the distance. This room is currently used as a craft room clearly indicating the flexible nature of the accommodation. 'Electrorad radiator', ceiling lights, TV and phone point.

SHOWER ROOM:

Modern white suite comprising: WC, vanity wash-hand basin with undersink cupboard unit and mirror, strip light and shaver point over, double size low-level; shower with non-slip tray and glazed screen. 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

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.

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

