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COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

33 WINGFIELD COURT
LENTHAY ROAD, SHERBORNE, DT9 6EG



Beautifully presented two bedroom retirement apartment, quietly TUCKED AWAY and enjoying a PLEASANT OUTLOOK towards the town and Abbey.

ASKING PRICE £219,995 LEASEHOLD

For further details, please call **0345 556 4104**
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WINGFIELD COURT, SHERBORNE, DT9 6EG

2 BED | £219,995

SUMMARY

This beautifully presented apartment is certainly among the better positioned within Wingfield Court conveniently placed for the lift service to the excellent communal amenities of the development. The apartment also benefits with views towards the town and Abbey. 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. The kitchen is well equipped with a range of low level integrated appliances, in addition there is a modern bathroom with low-level accessed shower and bath.

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 housing a recently installed 'Electrorad' heater supplying hot water and concealed 'Vent Axia' heat exchange unit. 'Electrorad' radiator. Meters are in the walk-in cupboard with the hot water tank. There is also a shallow cupboard on the other side of the hall . Feature glazed panelled door to Sitting Room.

SITTING ROOM:

With double-glazed window enjoying an outlook towards the town and Abbey. Focal-point fire with fitted electric fire. 'Quantum' night storage heater, TV and telephone points. Two ceiling lights, raised electric power sockets.

KITCHEN

With large sky light above kitchen which floods the flat with natural light. This can be Opened when needed and automatically shuts itself when it rains .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 with pleasant outlook towards the town and Abbey. . '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, pleasant outlook and views towards the town and Abbey. 'Electrorad radiator', ceiling lights, TV and phone point.

BATHROOM

Modern white suite comprising: WC, vanity wash-hand basin with under-sink cupboard unit and mirror, strip light and shaver point over, bath and a single shower in the corner opposite the bath 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 and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- 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: £3,368.04 per annum (for financial year end 31/03/2024)

LEASE TERM

Lease Term: 125 years from June 2011
Ground Rent: £495 per annum
Ground Rent Review: June 2026

