

McCARTHY STONE  
RESALES

15 WHITE FIELDS COURT  
1 MANLEY CLOSE, WHITFIELD, CT16 3NA



Ground Floor

Total floor area 61.4 sq.m. (661 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



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



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Experience luxurious retirement living in the sought-after White Fields Court development, offering impeccably designed and meticulously maintained one-bedroom apartment. Indulge in the ideal retirement lifestyle with this beautifully presented home, perfectly tailored for your needs.

PRICE REDUCTION

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# WHITE FIELDS COURT, MANLEY CLOSE,

## WHITE FIELDS COURT SUMMARY

White Fields Court was built by McCarthy Stone in 2013 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60's. 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.

The apartment features a modern fully fitted kitchen, lounge, bedroom and shower room. The development facilities include a Homeowners' lounge, Laundry and landscaped gardens. There is a guest suite for visitors who wish to stay.

The dedicated House Manager is on site during working hours normally 25 hours a week Monday to Friday to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Laundry, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The village of Whitfield offers a range of amenities including general stores/post office, primary school,

public house, church and village community centre. Other facilities include Tesco's super store. There are both primary and secondary schools and further shopping and educational facilities in Dover Town Centre.

## ENTRANCE HALL

Front door with letter box and spy hole leads to the large 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. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM - WITH JULIET BALCONY

The living/dining room offers spacious proportions and features double glazed windows and doors that open to a Juliet balcony, providing a pleasant view of the development. TV and telephone points. Two ceiling lights. Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## WET ROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## KITCHEN

Fully fitted modern kitchen with a good range of wood effect base and wall units with contrasting black worktops and a tiled floor. Stainless steel sink with lever tap. Built-in waist level oven, ceramic four ring hob and extractor hood over. Fitted integrated fridge/freezer and under pelmet lighting.

# 1 BEDROOMS £160,000

## BEDROOM

Double bedroom of good proportions with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised electrical sockets.

## PARKING

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

## 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
- Heating in Homeowners apartments

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 service charges please contact your Property Consultant or House Manager.

Service charge: £3,854.16 per annum up to financial year end 31/03/2024.

## LEASEHOLD

Lease: 125 Years From June 2013

Ground rent: £425 per annum

Ground rent review: June 2028

