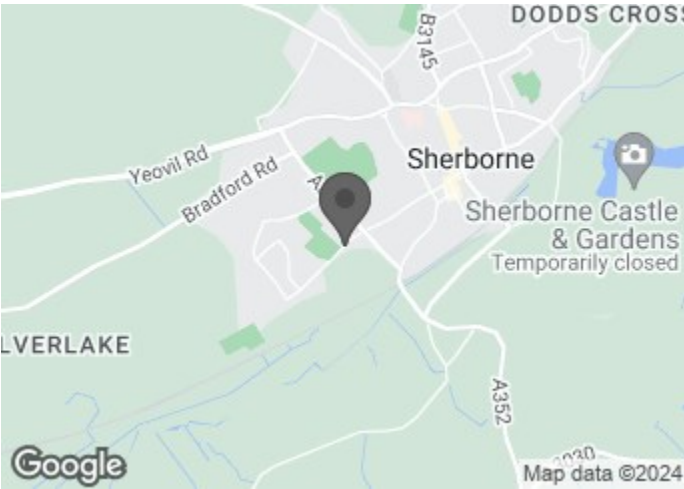


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The position & size of doors, windows, appliances and other features are approximate only.  
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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

13 WINGFIELD COURT  
LENTHAY ROAD, SHERBORNE, DT9 6EG



\*Newly Decorated & Carpeted\* A well presented ground floor retirement apartment with access out on to a patio area, situated close to the popular Market Town of Sherborne.

OFFERS OVER £130,000 LEASEHOLD

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# WINGFIELD COURT, SHERBORNE

## INTRODUCTION:

Despite its quiet backwater setting, Wingfield Court is in a fabulous location opposite the extensive grounds of the acclaimed Sherborne Independent Boys School and less than a mile from the Town Centre, with its superb range of shops, bars and restaurants. Other excellent local amenities, including; the Abbey, Sherborne Castle, Waitrose, Sainsburys and the rail station, are all within approximately 20 minutes level walk. Constructed in late 2011 by award-winning retirement home specialists McCarthy 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 property enjoys superb communal facilities including an excellent homeowner's lounge, laundry, scooter store and landscaped 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.

## ENTRANCE HALL:

Front door with spy hole leads to the entrance hall. Apartment security door entry system with intercom, 24-hour Tunstall emergency response pull cord system, storage cupboard, illuminated light switches and smoke detector. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM:

Double glazed door with side panel opens on to a patio area. Feature fireplace with fitted electric fire and Quantum storage heater, TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Feature panelled glazed door leads in to the kitchen.

## KITCHEN:

Double glazed window. A modern kitchen comprising Maple effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## DOUBLE BEDROOM:

Spacious double bedroom with fitted double wardrobe with mirror fronted doors. Ceiling lights, TV and phone point.



# 1 BED | £130,000

## SHOWER ROOM

Fully tiled and fitted with a white suite comprising; recently fitted walk in shower with glazed screen, vanity unit with sink and mirror above, and WC. Airing cupboard, towel rail and emergency pull cord.

## SERVICE CHARGE

- Cleaning of communal windows and exterior of apartment 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
- House Manager

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: £2,245.42 per annum (for financial year ending 31/03/24)

## GROUND RENT

Ground Rent: £425 per annum  
Ground Rent Review date: June 2026

## LEASEHOLD

Lease 125 Years from the 1st June 2011

