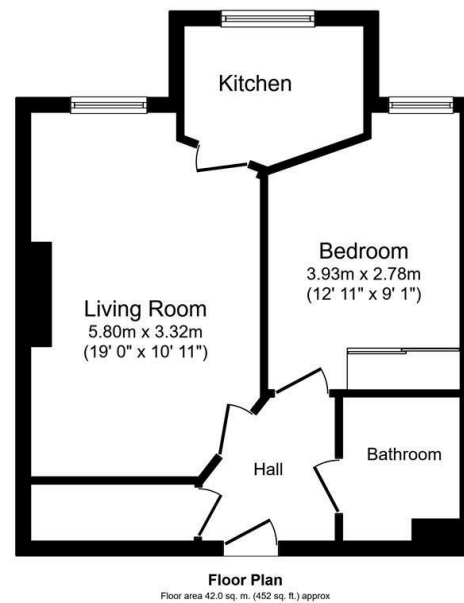


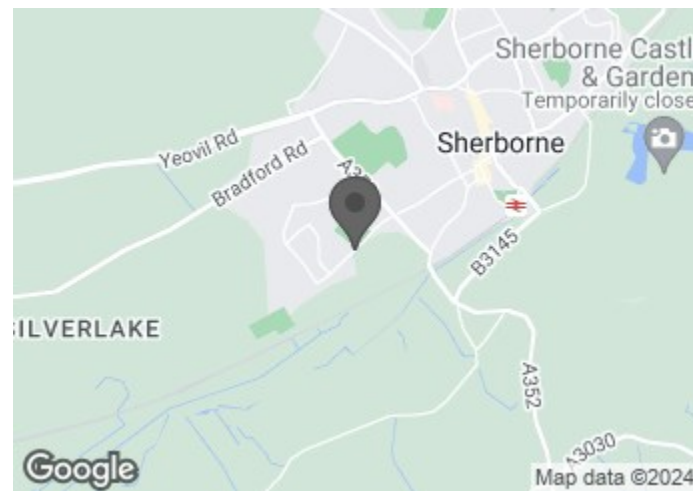
McCARTHY STONE RESALES

27 WINGFIELD COURT LENTHAY ROAD,, SHERBORNE, DT9 6EG



Total floor area 42.0 sq. m. (452 sq. ft.) approx.
This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited.
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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		86	86
(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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Independent retirement living for over 60's, first floor one bedroom apartment overlooking the communal gardens. Located on a bus route with the bank and supermarket within an easy walk.

PRICE REDUCTION

ASKING PRICE £133,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WINGFIELD COURT, LENTHAY ROAD,

1 BEDROOMS £133,000

INTRODUCTION

Wingfield Court was built by McCarthy & Stone and is purpose built for retirement living. The development consists of 38 one and two-bedroom retirement apartments for the over 60s. 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 fully fitted kitchen, a spacious bedroom and bathroom. 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, please check with the House Manager for availability.

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.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

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

LOUNGE OVERLOOKING THE GARDEN

Feature fire with fitted electric fire. 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 with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Benefiting from fitted wardrobe glass mirrored doors. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of panelled bath, WC, vanity unit with sink and mirror above.

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: £2,245.42 per annum (for financial year end 31/03/2024)

LEASEHOLD

Lease 125 Years from June 2011
Ground Rent £425 per annum
Ground Rent Review Date: June 2026

VIRTUAL TOUR

<https://mccarthy---stone.vr-360-tour.com/e/KdQBdkeCP4c/e>

