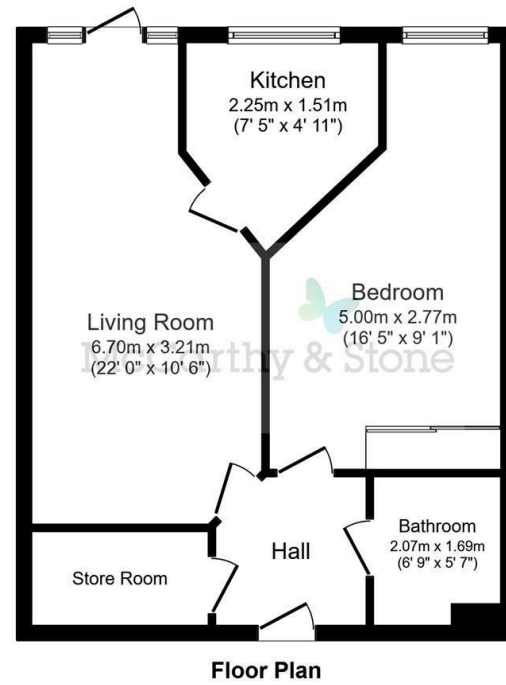


McCARTHY STONE RESALES

5 WINGFIELD COURT LENTHAY ROAD, SHERBORNE, DT9 6EG



Total floor area 53.0 sq. m. (570 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.localagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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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WINGFIELD COURT, LENTHAY ROAD,

1 BEDROOMS £130,000

INTRODUCTION:

Perfectly positioned and with a private open outlook from the small patio, this is a perfect apartment for those seeking access to all-important outdoor space and the convenience of having the excellent development facilities close at hand. Located on the ground floor of Wingfield Court this lovely apartment provides very comfortable accommodation with a sunny southerly aspect to the rear overlooking the mature trees and well maintained grounds of the local cemetery. A spacious sitting room has French doors to a patio area, the well-equipped kitchen enjoys a host of integrated appliances, the excellent double bedroom has built in wardrobes. All-in-all a fantastic apartment.

Constructed in 2011 by multi award-winning McCarthy and Stone, Wingfield Court is development of private apartments in a prime location opposite the playing fields of Sherborne Boys School with an outlook to the picturesque wooded hillside beyond. Despite its quiet backwater setting Wingfield Court is within approximately 20 minutes level walk of the majority of the excellent local amenities, including; the Abbey, Sherborne Castle, Waitrose, Sainsburys and the rail station. Wingfield Court is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, 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. The property enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and attractive landscaped gardens arranged in a courtyard fashion in the centre of the development. There is also the excellent guest suite

widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Wingfield Court; there is a very active social scene with varying events and activities including; coffee mornings, film nights, guest speakers, various clubs and groups, through to organised day trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as actively involved or remain as private as they wish.

ENTRANCE HALL:

With a solid entrance door with security spy hole, 24-hour emergency response pull cord, walk-in storage cupboard cupboard with light, shelving, water cylinder proving domestic hot water and concealed 'Vent Axia' system. Security door entry system with intercom, a feature glazed panelled door leads to the Living Room.

LIVING ROOM:

Double-glazed French door and side panel opening onto a small terraced area and providing a pleasant Southerly open outlook over the well-maintained cemetery grounds. Focal point fireplace with inset 'pebble' effect electric fire, dimplex panel heater and feature door to Kitchen.

KITCHEN:

Double-glazed window with a private outlook, range of 'Maple effect' fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel sink unit. Integrated appliance comprise; a waist-level oven, 4-ringed ceramic hob with Chimney extractor hood over and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM:

Double-glazed window enjoying a pleasant Southerly

aspect, built-in wardrobe with hanging rail, shelving and mirror fronted sliding doors, electric panel heater.

BATHROOM/WC

Modern white suite comprising; W.C. vanity wash-hand basin with under-sink storage and mirror strip light and shaver point over, panelled bath with overbath shower, electric heated towel rail, separate electric wall heater, emergency pull cord, medicine cabinet, fully tiled walls and floor.

LEASEHOLD

Ground Rent £425 reviewed 06/2026

Leasehold 125 Years from 06/2011

SERVICE CHARGE

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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,063.40 pa. (for financial year end 31/03/2023)

