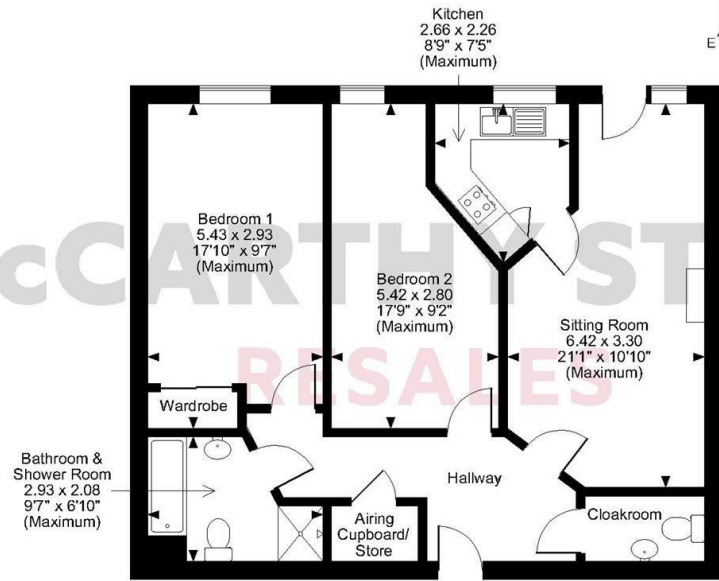


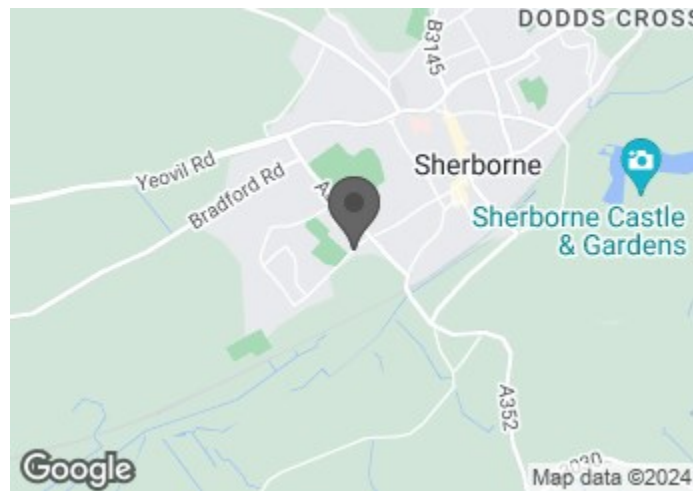
Wingfield Court, Lenthay Road, Sherborne, Dorset  
Approximate Gross Internal Area  
766 Sq Ft/71 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



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

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

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



A very well presented two bedroom ground floor retirement apartment with direct access out from the living room on to a pretty patio area.  
\*Energy Efficient\* \*Pet Friendly\*

**PRICE REDUCTION**

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# WINGFIELD COURT, LENTHAY ROAD,

# 2 BEDROOMS £230,000

## INTRODUCTION:

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 and scooter store. In addition, all apartments are equipped with a 24-hour emergency call facility and intercom system 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.

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.

Wingfield Court offers 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:

A Front door with spy hole leads to a spacious hall. Security intercom system that provides both a visual (via the homeowner's TV) and verbal link to the main development entrance door. Emergency pull cord, Shallow cupboard with meters, walk-in store cupboard with light, shelving and housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Storage heater. Feature glazed panelled door to living room.

## CLOAKROOM

WC and wash hand basin.

## LIVING ROOM:

A bright and airy room with double-glazed opening doors

leading onto a patio area. Focal-point fire with fitted electric fire. Electric wall heater, TV and telephone points, two ceiling lights and raised electric power sockets. A feature glazed panelled door leads to the kitchen.

## KITCHEN:

With a double-glazed window. There is an 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.

## MASTER BEDROOM:

A generous size bedroom with double-glazed window, Dimplex panel heater and a built-in wardrobe with hanging rail, shelving and mirror-fronted doors. Ceiling lights, TV and phone point.

## BEDROOM TWO:

Spacious second room that could also be used as a dining or hobby room. TV and phone point.

## BATH & SHOWER ROOM:

Modern white suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over, panelled bath and separate shower cubicle with glazed shower door. Electric wall heater, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor.

## LEASEHOLD:

Lease 125 Years from June 2011  
Ground rent: £495 per annum  
Ground Rent Review date: June 2026

## SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have

a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,697.08 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

