

for sale

£145,000



## Wingfield Court Lenthay Road Sherborne DT9 6EG

One bedroom ground floor flat in the retirement complex of Wingfield Court situated in Sherborne. This is a property not to be missed, contact us today to arrange a viewing.





# Wingfield Court Lenthay Road Sherborne DT9 6EG

## Entrance Hall

Cupboard housing the hot water tank, consumer unit and the electric meter.

## Lounge

18' 11" x 10' 7" max ( 5.77m x 3.23m max )

Double glazed door leading to the small patio area, Dimplex Quantum wall heater, electric fire, television aerial socket and a telephone point.

## Kitchen

7' 8" max x 7' 5" ( 2.34m max x 2.26m )

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces, oven and hob, cooker hood, integrated under counter fridge/freezer and a stainless steel sink and drainer.



## Bedroom

13' 6" to wardrobe x 9' 3" max ( 4.11m to wardrobe x 2.82m max )

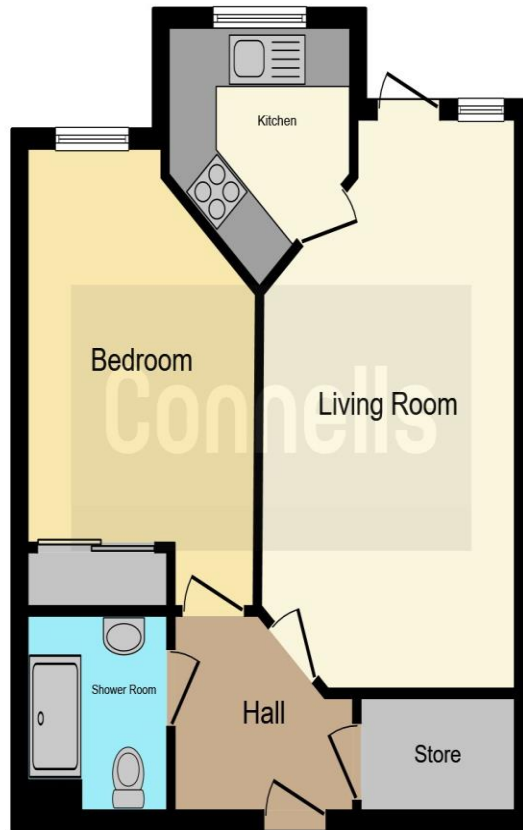
Double glazed window to the rear, panel heater, fitted wardrobe, telephone point and a television aerial socket.

## Shower Room

6' 10" max x 5' 6" max ( 2.08m max x 1.68m max )

Walk in shower, WC, wash hand basin with a vanity unit, Dimplex wall heater, light with a shaver point and an extractor fan.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR305902 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/SHR305902](http://connells.co.uk/Property/SHR305902)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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