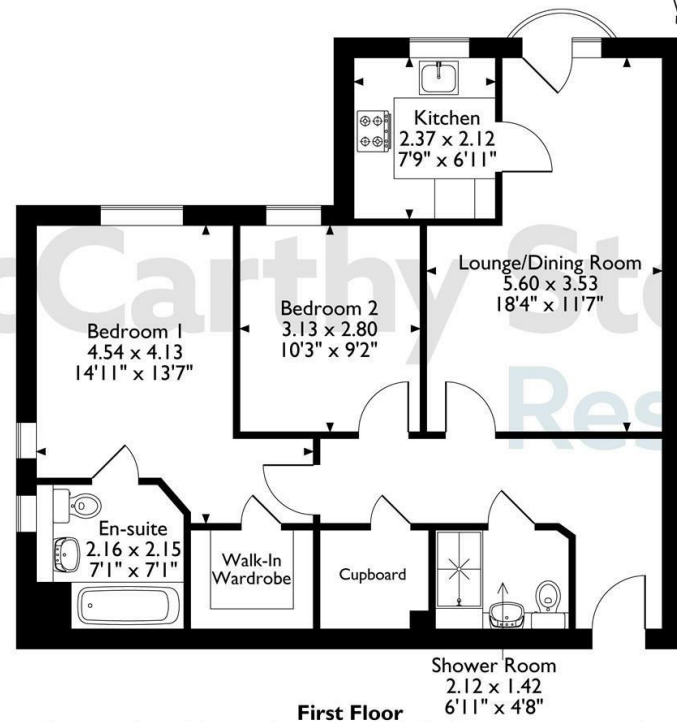


White Fields Court, Flat 16, 1, Manley Close, Dover, Kent
Approximate Gross Internal Area
68 Sq M/732 Sq Ft

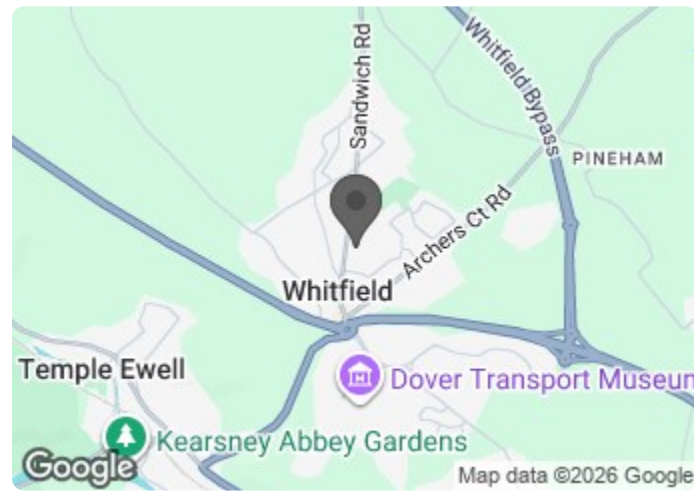


The position & size of doors, windows, appliances and other features are approximate only.
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16 White Fields Court
Manley Close, Dover, CT16 3NA



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £235,000 Leasehold

A spacious WEST FACING TWO BEDROOM retirement apartment situated on the FIRST FLOOR of White Fields Court, a McCarthy Stone Retirement Living development. The apartment boasts TWO DOUBLE BEDROOMS. The master bedroom features a fantastic WALK-IN WARDROBE and an EnSuite SHOWER ROOM. This apartment has a MODERN FITTED KITCHEN, a SPACIOUS through lounge dining room, with a JULIET BALCONY overlooking some of the communal gardens.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



White Fields Court, Manley Close, Whitfield, Dover, Kent, CT16 3NA

2 Bed | £235,000

White Fields Court

White Fields Court was built by McCarthy & Stone in 2014 and is purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60's. 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 development facilities include a Homeowners' lounge, Laundry and landscaped gardens. There is a guest suite for visitors who wish to stay.

The dedicated House Manager is on site during working hours normally 25 hours a week Monday to Friday to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Laundry, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The village of Whitfield offers a range of amenities including general stores/post office, primary school, public house, church and village community centre. Other facilities include Tesco's super store. There are both primary and secondary schools and further shopping and educational facilities in Dover Town Centre.

Entrance Hallway

Front door with letter box and 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. Doors lead to the bedrooms, living/ dining room and shower rooms.

Living Room

A light and spacious living room. This room benefits from a double glazed patio door with windows to side opening to a Juliette Balcony overlooking some of the communal gardens. TV, Sky and telephone points. Two ceiling lights. Raised electric power sockets. Partially

glazed door leads onto a separate kitchen. There is ample room for comfortable seating and dining.

Kitchen

Fully fitted modern kitchen with a good range of base and wall units with contrasting worktops and modern tiled flooring throughout. Stainless steel sink with chrome mono lever tap. Built-in waist level oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer, and under pelmet lighting. A double glazed window looks over the communal gardens.

Master Bedroom with En-Suite

Bright double aspect, double bedroom of good proportions with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised electrical sockets. Window overlooking garden. Door leading to the en-suite bathroom with a shower over the bath, non slip flooring throughout, grab rails, a WC, sink with vanity unit with a mirror over to include a light and shaving point.

En-Suite

A modern suite comprising; shower over bath, low level WC, vanity unit with wash basin and mirror above. Chrome wall mounted ladder style heated towel rail, sleek cabinetry throughout providing excellent bathroom storage and tiled flooring throughout.

Bedroom Two

A double bedroom of generous proportions. This room could be utilised as a study, hobby room or guest bedroom. Ceiling lights, TV and phone point. Raised electrical sockets.

Shower Room

A wet room style shower room with level access walk in shower which is thermostatically controlled. Suite comprising; WC, basin with mirror and feature lighting above. The room is neutrally tiled from floor to ceiling with a chrome wall mounted heated towel rail and vanity unit.

Service Charge (Breakdown)

- 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
- Heating in Homeowners apartments

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.

Annual service charge: £7,173.87 (for financial year ending 30/03/2027)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Ground Rent

Leasehold 125 Years From 1st June 2013

Ground rent review date: 1st June 2028

Ground rent: £495 per annum

Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy & Additional Information

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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

