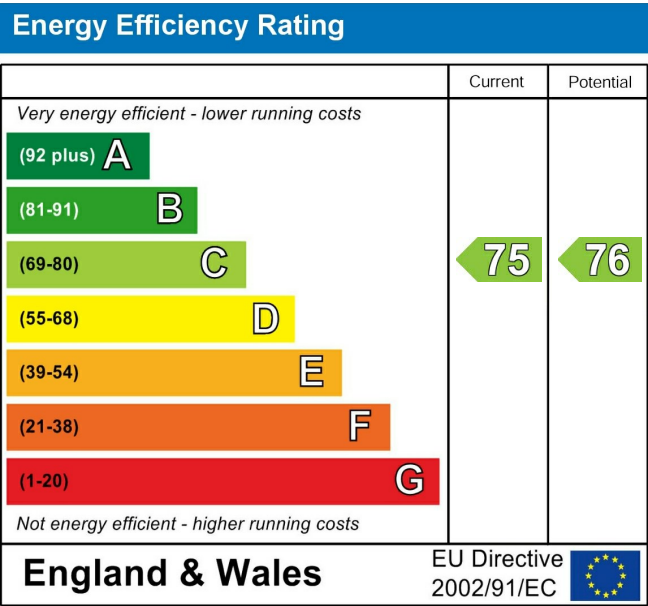
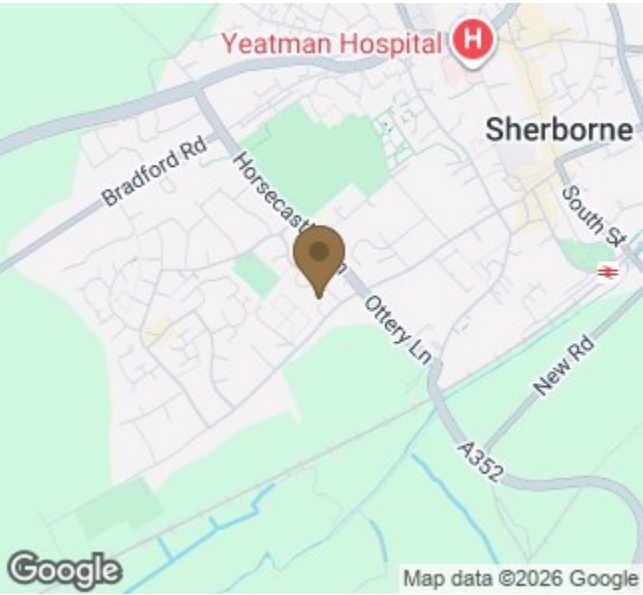




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Registered in England and Wales No. 10716544



28 Wingfield Court

Lenthay Road, Sherborne, DT9 6EG

1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 Wingfield Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Well Equipped Kitchen With Integrated Appliances
- Generous Size Living Room With Feature Fireplace
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- Laundry Room
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Landscaped Communal Gardens
- Excellent House Manager Oversees The Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

28 Wingfield Court, Sherborne

 1 |  1 | Asking price £125,000

Wingfield Court

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, scooter store and landscaped gardens.

In addition, 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. There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Wingfield Court; there are always 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.

The Local Area

Despite its quiet backwater setting, 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 is 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.

No.28

Positioned on the first floor and conveniently located close to the lift serving all floors, this well-proportioned apartment offers comfortable and practical accommodation within this popular development.

The welcoming entrance hall provides access to all rooms and leads into the spacious living room, which benefits from a feature fireplace creating an attractive focal point. The adjoining kitchen is well equipped with a range of fitted units and integrated appliances, providing a practical space for everyday living.

The generously sized double bedroom is accessed from the entrance hall and features a fitted wardrobe, providing useful built-in storage. The apartment also benefits from a shower room and a particularly useful walk-in utility/store cupboard, offering additional

storage space.

The apartment enjoys a north/west-facing aspect, providing a pleasant outlook and a good balance of natural light throughout the day.

With its convenient first-floor position, proximity to the lift and well-planned accommodation, No. 28 Wingfield Court offers a comfortable and easily managed home.

Additional Information & Services

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

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Social Lifestyle

The Communal Lounge is at the heart of the community at Wingfield Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Wingfield Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Lease

Lease 125 Years from the 1st June 2011
Ground rent: £425 per annum
Ground rent review: 1st June 2031

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: £2,594.40 per annum (for financial year ending 31/03/2027)

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

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.
- 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.

