



McCarthy & Stone  
RESALES



35 Wingfield Court Lenthay Road, Sherborne, DT9 6EG  
Asking price £229,950 LEASEHOLD

For further details  
please call 0345 556 4104

# 35 Wingfield Court Lenthay Road, Sherborne, DT9 6EG

## A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

### Summary

Constructed in late 2011 by award-winning retirement home specialists McCarthy and 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.

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.

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.

### Entrance Hall

A Front door with spy hole leads to a spacious hall with ample room for typical hall furniture. Security intercom system that provides both a visual (via the home-owners 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 Joule boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Dimplex panel heater. Feature glazed panelled door to Living Room.

### Open Plan Living Room/kitchen

With double-glazed window to rear elevations, enjoying relatively open outlooks. Focal-point fire with fitted electric fire. Dimplex panel heater, TV and telephone points. Two ceiling lights, raised electric power sockets.

### Kitchen

With velux 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.

### Bedroom One

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 bedroom with a double-glazed window, Ceiling lights, TV and phone point.

### Bathroom:

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.

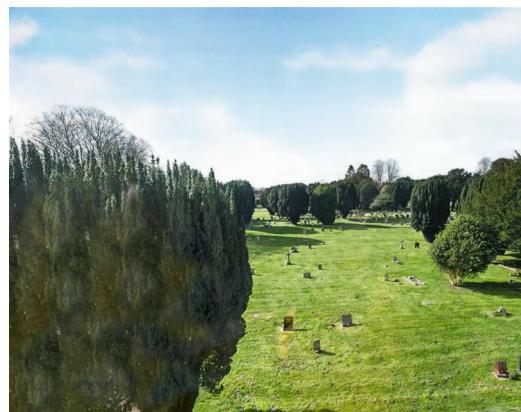
### Service Charge

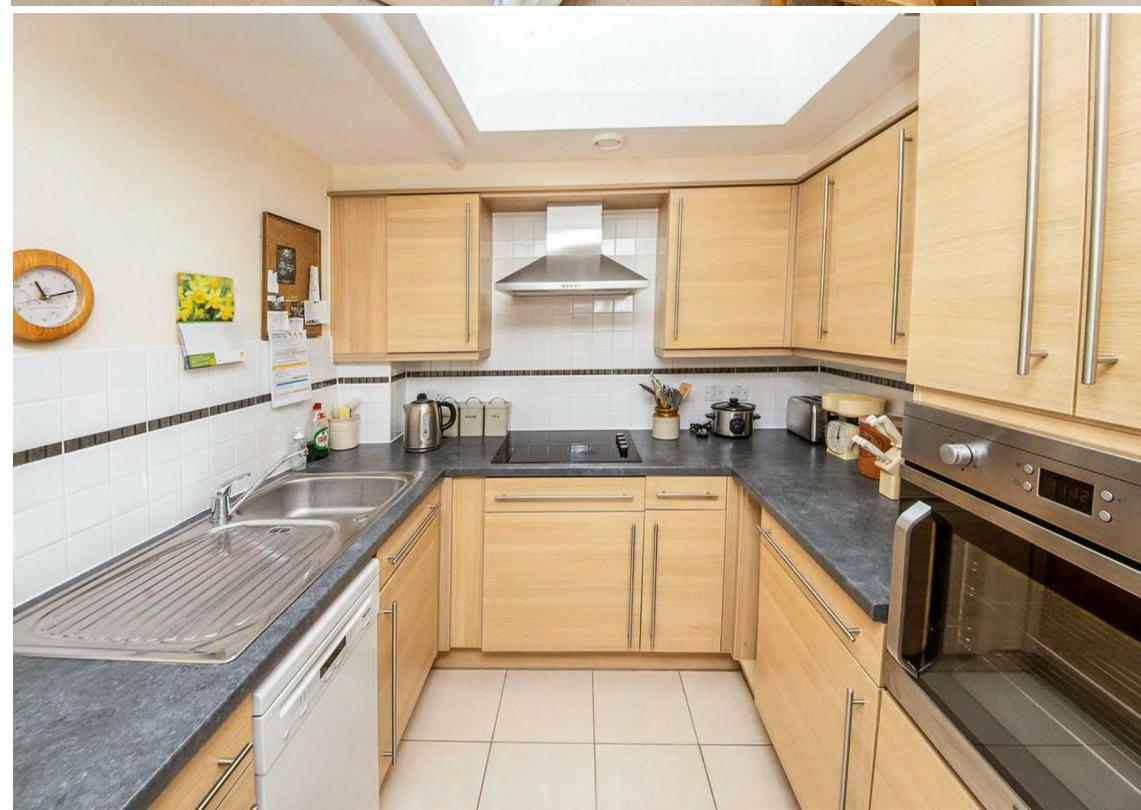
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

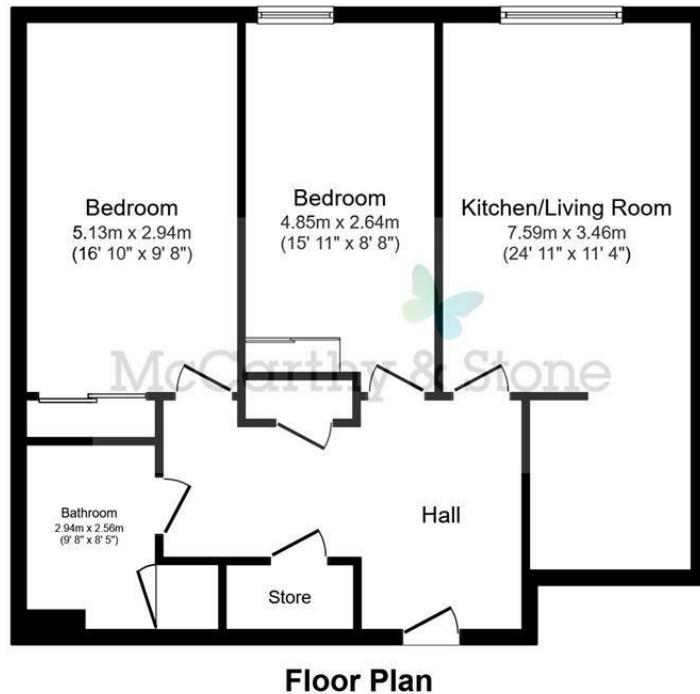
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### LEASEHOLD

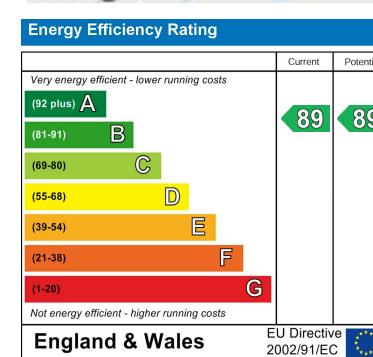
Lease 125 years from 2011  
Ground rent £495







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.focalagent.com



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

Registered in England and Wales No. 10716544

