

The logo for GTH, consisting of the lowercase letters 'gth' in white on a red rectangular background.

38 Wingfield Court

Sherborne

gth.net

38 Wingfield Court, Lenthay
Road Sherborne, Dorset,
DT9 6EG

A bright and spacious one bedroom second floor retirement apartment with enviable far reaching views and lift access. Offered with no onward chain. EPC Band B.

Guide Price £135,000

Description

38 Wingfield Court is one of 38 apartments built circa 2012 by McCarthy and Stone specifically to cater for those over the age of 60. The property is privately positioned on the second floor, with no near neighbours. The aspect of the apartment is enviable, with all bedroom and living areas offering a wonderful south facing outlook over the Sherborne Boys Playing fields and Honeycombe Woods beyond.



All the apartments have been equipped in style with the attention to detail apparent throughout each. The accommodation throughout 38 Wingfield Court is bright and spacious comprising a welcoming entrance hallway with meter cupboard, a bright 'L' shape sitting/dining room with a door through the fitted kitchen, fittings include a range of base and wall units, integral fridge and freezer, integrated Blomberg dishwasher, electric oven and hob with stainless steel extractor hood over. The sink is positioned with views over the Sherborne boys playing fields. The property has an excellent double bedroom with built in wardrobe storage. The property offers a bathroom which is equipped with a panelled bath with shower over, low level WC, wash

hand basin and heated towel rail. The property has modern electric heating, has UPVC double glazing, economy 7 electric water heating and intercom entry security system.

Tenure

Leasehold – Lease approximately 115 years remaining

Ground rent - £425 p.a

Service Charge - £1860.92 p.a

38 Wingfield Court

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID736759)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (95+)		
B (81-94)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		85	85
EU Directive 2002/91/EC			

Situation

Wingfield Court lies on the west side of the historic Abbey town of Sherborne a particularly attractive Dorset town with amenities that include the Abbey, a main line station, a library, three doctors surgeries and a comprehensive range of shops, public houses and restaurants. Sporting, walking and riding opportunities abound within the area with golf clubs at both Sherborne and Yeovil. Communication links are good with a main line station linking directly with London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25

Directions

From our offices head west on the A30 passing over the first set of traffic lights and turning left signposted Dorchester at the second set of traffic lights. Proceed down Horsecastles Lane taking the third turning on the right hand side at the traffic lights into Lenthay Road. Proceed a short distance along Lenthay Road and the complex will be found on the right hand side.

Outside

There are areas of communal garden on the west and north side of the complex that provide outside sitting areas during the summer months. At the time of writing this brochure there is parking availability at a charge of £250 p.a.

All homeowners in Wingfield Court pay a service charge towards maintaining the high standards of the development. All building repairs and maintenance of the communal gardens are covered by this charge. Heating and redecoration of communal areas, costs for laundry room and House Managers salary are covered by the service charge.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

Greenslade
Taylor Hunt



Viewing

Strictly by appointment with the agents
Greenslade Taylor Hunt:

3 Cheap Street, Sherborne, DT9 3PT

Email: residential.sherborne@gth.net

Tel: 01935 813577 | Ref: SHE210041



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