

for sale

offers in excess of **£150,000**



Lenthay Road Sherborne DT9 6EG

First floor one bedroom retirement apartment in a luxury complex situated in close proximity to Sherborne town centre. Offering fixtures such as fitted appliances in the kitchen and wardrobes in the bedroom. This apartment must be viewed to appreciate all it has to offer.



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Location

Wingfield Court is located approximately $\frac{3}{4}$ mile from Sherborne's main shopping thoroughfare and very close to a bus stop. The fine Abbey town has a good range of shopping, banking and schooling facilities including library, 2 supermarkets and main line train station (London/Waterloo). The larger commercial centre of Yeovil with its multiple shopping precinct is approximately 5 miles distant. Dorchester, Wincanton and other nearby towns and villages can be accessed by good bus routes.

Entrance Hall

A spacious hall with door to front, electricity meter and airing cupboard housing hot water tank.

Lounge

19' max x 10' 9" max (5.79m max x 3.28m max)

Double glazed window to rear, electric fire place, night storage heater, television aerial socket and telephone point.



Kitchen

7' 5" max x 7' 4" max (2.26m max x 2.24m max)

Double glazed window to rear and door to lounge. Fitted kitchen with a range of wall and base units, stainless steel sink and drainer unit, work surfaces, tiling, integrated electric oven and hob, electric cooker point, cookerhood and integrated fridge/freezer.

Bedroom 1

13' 5" to wardrobe x 9' 2" max (4.09m to wardrobe x 2.79m max)

Double glazed window to rear, built in wardrobes, electric panel heater and television aerial socket.

Bathroom

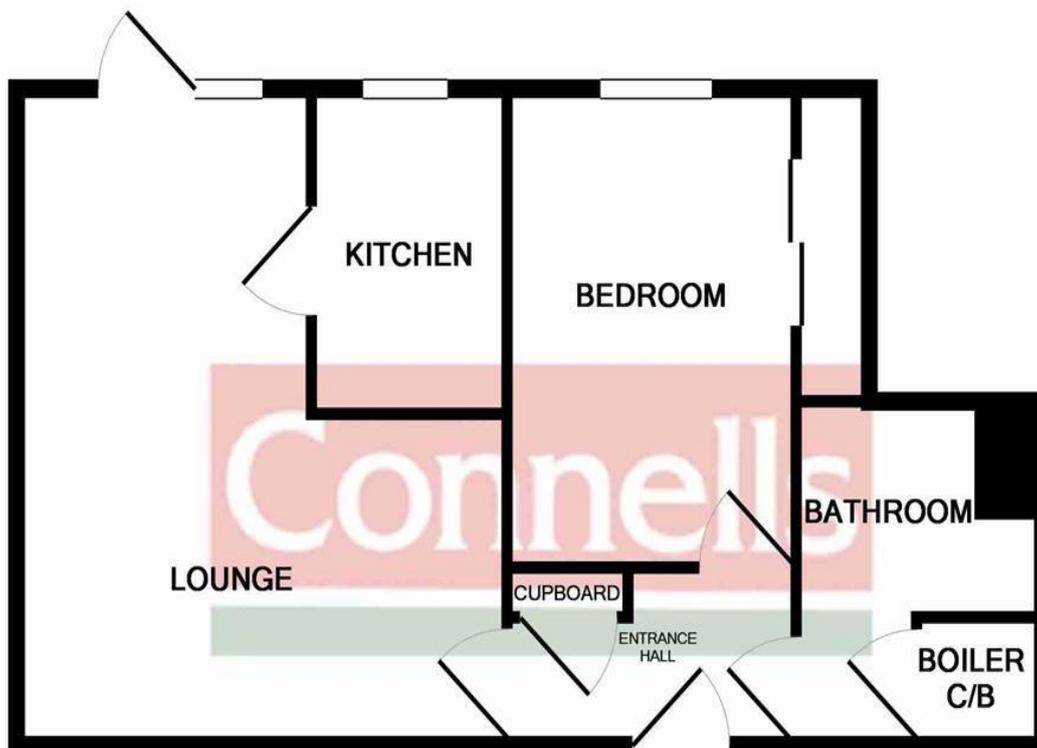
6' 10" max x 5' 6" (2.08m max x 1.68m)

Shower cubicle, vanity unit with wash hand basin inset, low level W/C, tiling, extractor fan, shaver point, heated towel rail and Dimplex water heater.

Development Features

- Resident's lounge
- Guest suite
- Laundry Room
- Lift to all floors
- House manager





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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directions to this property:

From the Sherborne office proceed into Half Moon Street, turn right then left into Horsecastles. At the traffic lights continue straight over into Lenthay road and Wingfield Court will be found on your left hand side.

To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR302426 - 0024

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/ref-SHR302426

Lease details are currently being compiled. For 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.