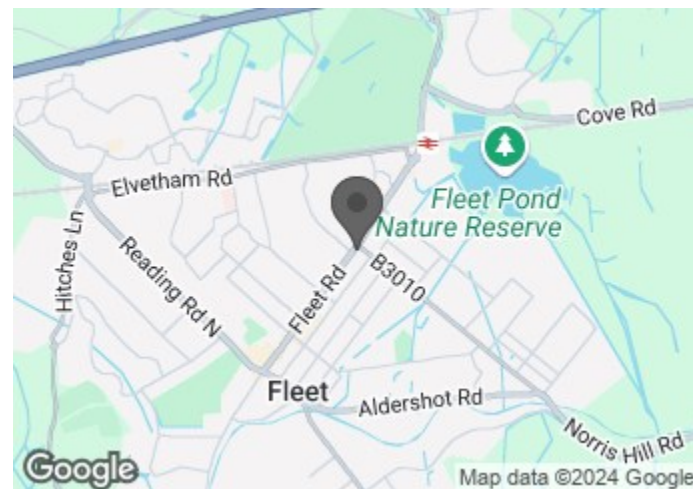


Total area: approx. 58.1 sq. metres (625.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**48 KINGS PLACE
FLEET ROAD, FLEET, GU51 3FS**



A STUNNING one bedroom, second floor retirement apartment, WELL SITUATED opposite the communal sun room. Kings Place is positioned close to Fleet's town center and offers homeowners independent living with the option for additional support as and when required.

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

KINGS PLACE, FLEET, HAMPSHIRE

1 BED | £165,000

Kings Place is an Retirement Living Plus development (formally assisted living) development built by McCarthy & Stone, designed specifically for the over 70s, this development comprises 63 one and two bedroom apartments. The development has a Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include split-level homeowners lounge where social events and activities take place. Kings Place also features a smaller communal sun lounge with views of the landscaped gardens and surrounding areas. There are two fully equipped laundry rooms, a well being suite and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Kings Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

ENTRANCE HALL

Front door with 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 and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and bathroom.

LOUNGE

A very well presented living/dining room benefiting from a Juliet balcony. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with white gloss kitchen units and tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising with a level access shower. Low level WC, vanity unit with sink and mirror above. Slip resistant floor tiling.

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
- Underfloor heating.

One hour of domestic support per week is included in the service charge as well as the underfloor heating within the apartment.

Service Charge: £8,876.27 per annum (up to financial year end 30/09/2024)

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

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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

GROUND RENT

Ground rent: £435 per annum
Ground rent review date: June 2030

LEASEHOLD

125 years from June 2015

ADDITIONAL INFORMATION & SERVICES

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

