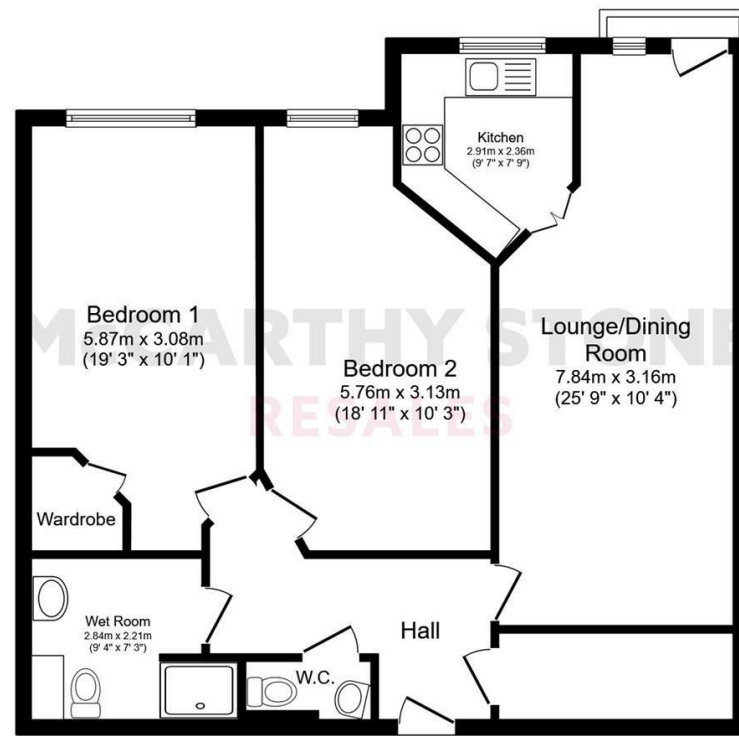


McCARTHY STONE RESALES

21 KINGS PLACE
101-105 FLEET ROAD, FLEET, GU51 3FS



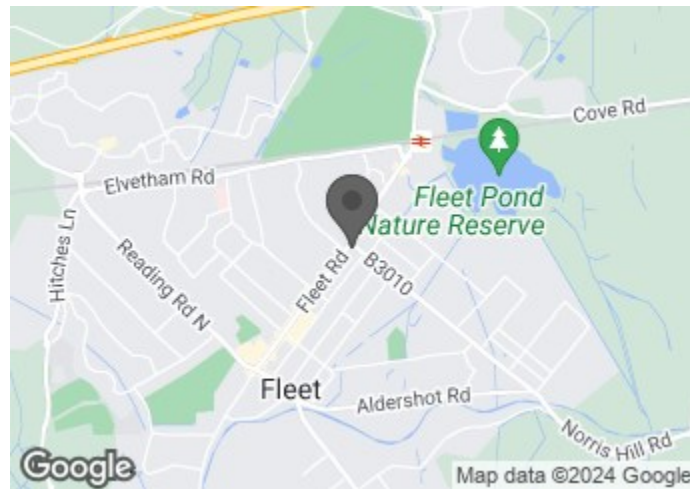
Total floor area 82.8 m² (891 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A VERY WELL PRESENTED FIRST FLOOR, TWO BEDROOM
RETIREMENT LIVING PLUS APARTMENT.

ASKING PRICE £235,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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KINGS PLACE, FLEET ROAD, FLEET

2 BED | £235,000

SUMMARY

Kings Place is a Retirement Living Plus development (formally Assisted Living) built by McCarthy & Stone. Designed specifically for the over 70s, this development comprises 63 one- and two-bedroom apartments. The development has an Estate Manager who leads the team and oversees the development. This delightful apartment has a modern fully-fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower, two double bedrooms, a separate cloakroom/WC 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 wellbeing suite/hairdressing salon and a table service restaurant which 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 the bedrooms and bathrooms 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. This can be from as little as 15 minutes per session and can be varied to suit your needs.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response 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. Doors lead to the living room, two double bedrooms, shower room and second WC.

LIVING/ DINING ROOM

A bright and extremely well-presented spacious living room benefiting from a glazed patio door and window to side,

opening to a Juliet balcony.

TV and telephone points. Sky & Sky+ points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Modern fully-fitted kitchen with an extensive range of base and eye level units and drawers with contrasting worktop surfaces. Electronically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Integrated electric oven, ceramic four ring electric hob, stainless steel cooker hood and integral fridge freezer.

BEDROOM ONE

Double bedroom of very good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, emergency pull cord and raised power and BT points. Large window.

BEDROOM TWO

A second double bedroom of excellent size. Window, ceiling light, emergency pull cord, raised electric power sockets and BT points.

SHOWER ROOM

Modern white suite comprising: close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, and shaver point., A walk-in level access shower with thermostatic control, benefiting from a glass shower screen and fold-up wall-mounted seat. Fully tiled walls and wet room flooring, grab rails, wall-mounted clothes airer, electric heated towel rail, emergency pull cord and ceiling spot light.

WC/CLOAKROOM

Partly tiled and fitted with suite comprising of low level WC, wash basin and mirror above. Extractor fan.

CAR PARKING

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 Estate Manager on site for availability.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas including apartment heating.
- 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
- One hour of domestic support per week
- Two laundry rooms

The service charge does not cover external costs such as Council Tax, electricity or TV. To find out more about service charges please contact the Property Consultant or Estates Manager.

Service Charge: £12,076.70 per annum (for financial year end to 30/09/2024)

LEASEHOLD

Lease 125 years from the 1st June 2015

Ground Rent: £510 per annum

Ground Rent review date: June 2030

ADDITIONAL INFORMATION AND SERVICES

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

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

