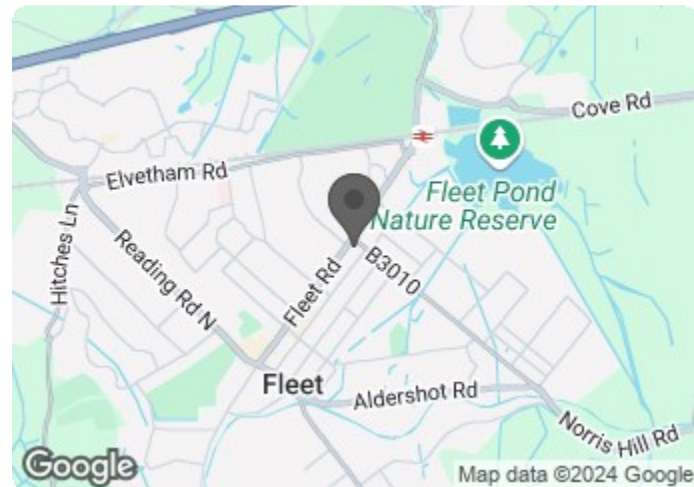


Total floor area 96.7 m² (1,041 sq.ft.) approx

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		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £235,000 Leasehold

A FANTASTIC TWO BEDROOM APARTMENT WITHIN RETIRMENT LIVING PLUS DEVELOPMENT.

Call us on 0345 556 4104 to find out more.

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Kings Place, Fleet Road, Fleet

2 bed | £235,000

Summary

Kings Place is an 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 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. Doors lead to the living room, two bedrooms, shower room and second WC.

Living Room

Spacious lounge benefiting from a glazed patio door and window to side opening to a juliet balcony. TV and telephone 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. UPVC double glazed window overlooking communal gardens and beyond. Stainless steel sink with mono lever tap and drainer. Integrated Bosch electric oven, ceramic hob, 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 and raised power and BT points.

Bedroom two

A second double bedroom of ample size. Window, ceiling light, raised electric power sockets and BT points.

Shower Room

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

WC

Partly tiled and fitted with suite comprising of Low level WC, wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

- 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 Estates 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 Estates Manager.

Service charge: £13,252.44 per annum (for financial year ending 30/09/25)

Leasehold

Lease 125 years from the 1st June 2015

Ground Rent: £510 per annum

Ground rent review date: June 2030

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.

Additional Information & 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

