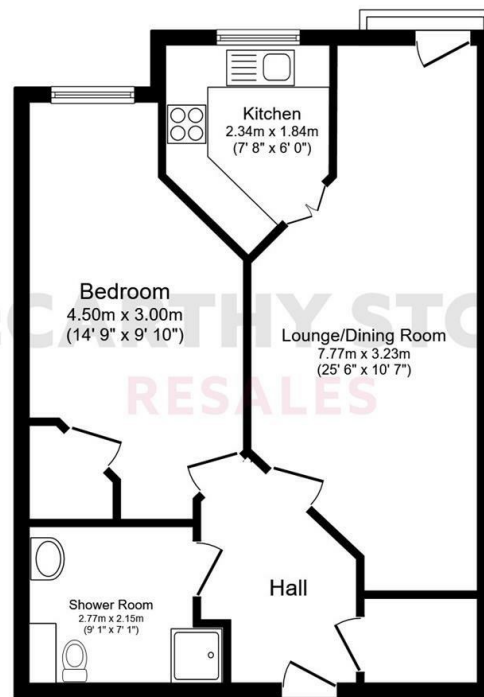


28 Kings Place

Fleet Road, Fleet, GU51 3FS

PRICE REDUCED



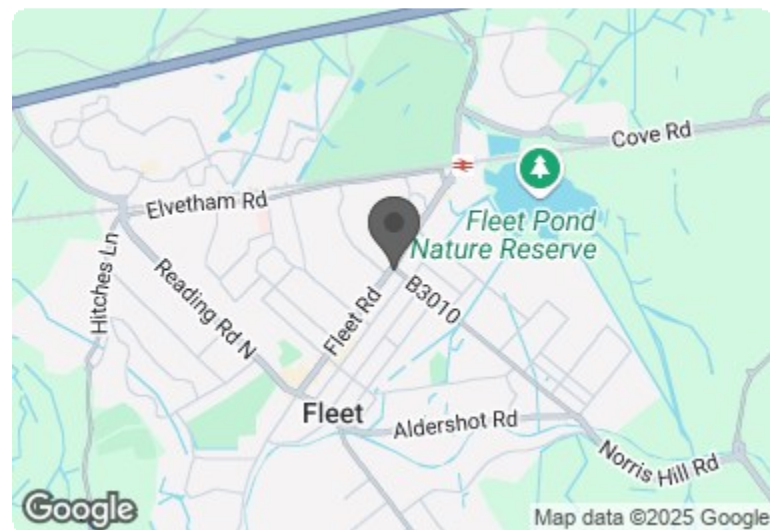
Total floor area 56.9 m<sup>2</sup> (612 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



PRICE REDUCTION

Asking price £155,000 Leasehold

A SUPERB one bedroom retirement apartment, situated on the FIRST FLOOR and boasting a JULIET BALCONY overlooking the landscaped gardens. COMMUNAL FACILITIES at this McCarthy Stone development include; a HOMEOWNERS LOUNGE where social events take place, an ONSITE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, and more!

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Kings Place, Fleet Road, Fleet

## SUMMARY

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. This particular one bedroom apartment is located on the first floor of this exclusive Retirement Living Plus development. Featuring a spacious living room with a Juliet balcony overlooking the landscaped gardens.

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.

## HALLWAY

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 living room, bedroom and shower room.

## KITCHEN

A contemporary, fully equipped kitchen boasts a comprehensive array of wall and base units in a sleek white gloss finish, elegantly complemented by contrasting countertops and tiled

flooring. The modern aesthetic is accentuated by a stainless steel sink featuring a convenient lever tap. This kitchen is designed for efficiency, featuring a built-in waist-height electric Bosch oven, a ceramic hob, and a stylish extractor hood. The seamless integration includes a fitted fridge/freezer, while under pelmet lighting adds a touch of sophistication, illuminating the workspace with a subtle and functional glow.

## LIVING/ DINING ROOM

An elegantly designed and generously proportioned living/dining room showcases its charm, enhanced by a glazed patio door with a side window that opens to a Juliet balcony, offering captivating views of the meticulously landscaped gardens adjacent to the development and local area. This inviting space features two ceiling light points and elevated power points, creating a well-lit and functional environment. Additionally, the room is equipped with TV and telephone points for modern convenience. Partially glazed doors seamlessly connect the living/dining area to a distinct kitchen space, adding a touch of sophistication to the overall layout.

## BEDROOM

The expansive and generously appointed double bedroom offers an abundance of space, enhanced by a substantial built-in wardrobe that adds both style and functionality. The room is well-lit with ceiling lights, and elevated power sockets provide convenience. For modern entertainment and connectivity, the bedroom is equipped with TV and phone points. A window overlooking the gardens not only invites natural light but also provides a pleasant view, creating a tranquil and comfortable atmosphere in this impressive living space.

## 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.

## 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 House Manager on site for availability.

# 1 Bed | £155,000

PRICE  
REDUCED

## LEASEHOLD

125 years from June 2015  
Ground Rent: £435 per annum  
Ground Rent review date: June 2030

## 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
- 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: £9,772.01 per annum (for financial year end 30/09/2025).

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.

## 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

