



Selbon

Residential sales & lettings

Kings Place, Albert Street, Fleet,
Hants, GU51 3FS

Offers in excess of £130,000 Leasehold



01252 979300
Selbonproperty.co.uk

- Buyers Fee Applies
- Auction Date - Thursday 13th June 2024
- Communal entrance & grounds
- Communal restaurant, lounge, function room & library
- In house manager & 24/7 assistance
- Auction Pack Available On Request
- Modern retirement apartment (over 70's)
- Double glazed windows & under floor heating
- Guest room (available to relatives)
- No onward chain

** For sale by online auction ** Pre-Auction offers considered **

Guide Price - £30,000 - £40,000

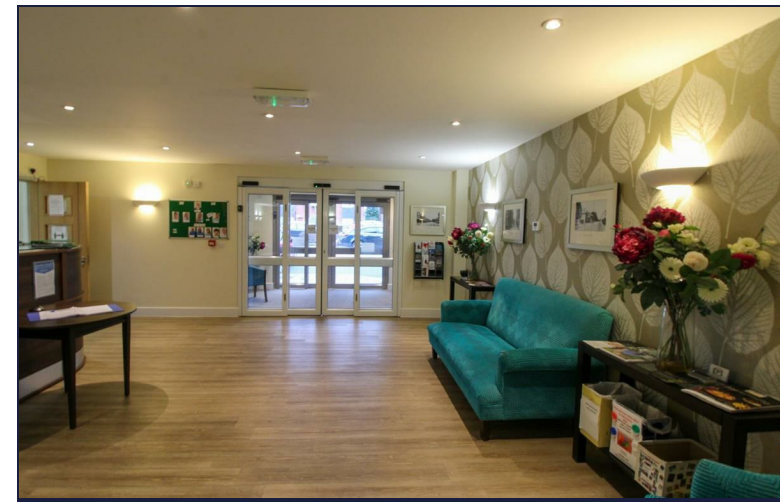
* Please note this property is being sold under the modern method of auction. Please see Whoobid's website for terms & conditions - <https://www.whoobid.co.uk/> *

Selbon Estate Agents are delighted to offer this modern ground floor retirement apartment, conveniently located within close proximity of Fleet town centre and mainline railway station.

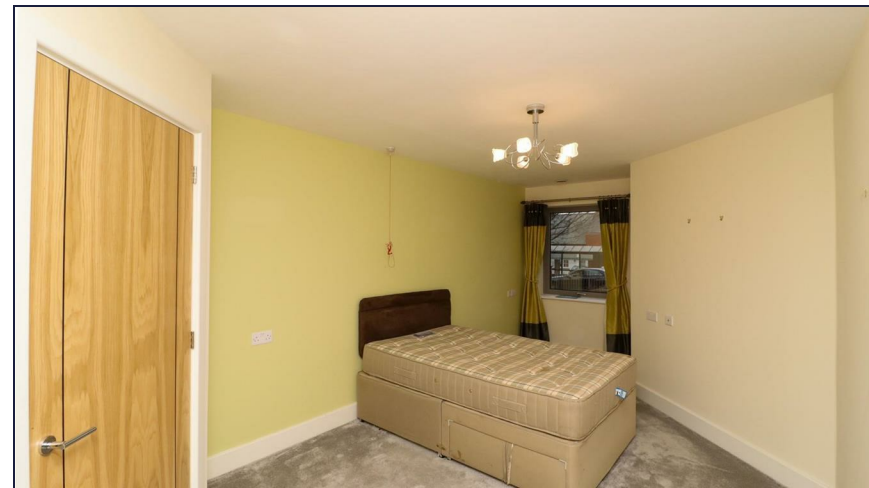
Built by Mssrs MCarthy & Stone in 2015, the apartment and development has been finished to a very high standard and the property was granted a 125 year lease in 2016 with 117 years remaining. We are awaiting confirmation of the service charges and ground rent but believe its approximately: £9772.01 per annum.

Kings Place is a modern retirement complex for the over 70's, with apartments spread over 3 floors, there is access to a laundry room, sun lounge and a communal lounge. On the ground floor there is a communal entrance with security entry, reception area and managers office, restaurant (subsidised), function room, guest room (available to relatives to rent), lounge and library. There are communal grounds, mobility scooter store with power, 24/7 emergency assistance, 1 hour assistance per resident per week (cleaning/washing/shopping etc), well being suite and lifts. The cost of water and laundry rooms are included in the service charges. (New residents entitled to keep their pets). There are parking spaces available to rent.

The apartment is set on the ground floor, the front door leads to a spacious entrance hall with security entry system, large walk in airing cupboard and doors to the lounge/dining room, double bedroom and large wet room.



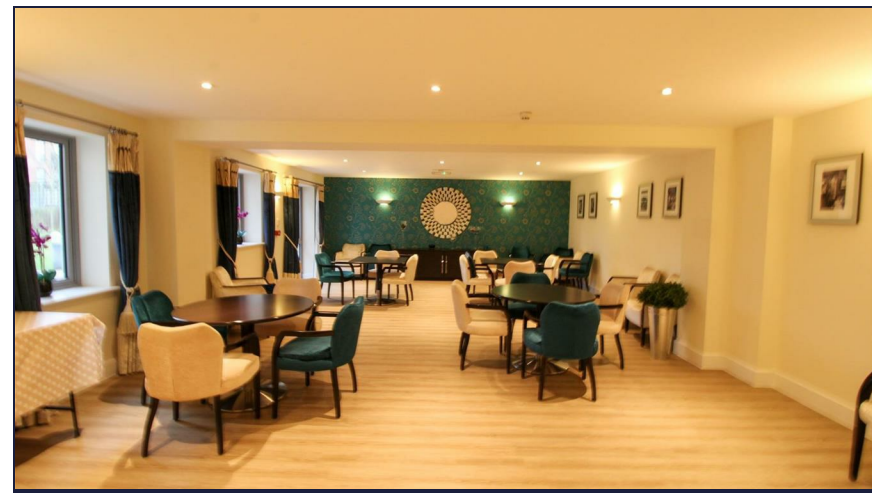






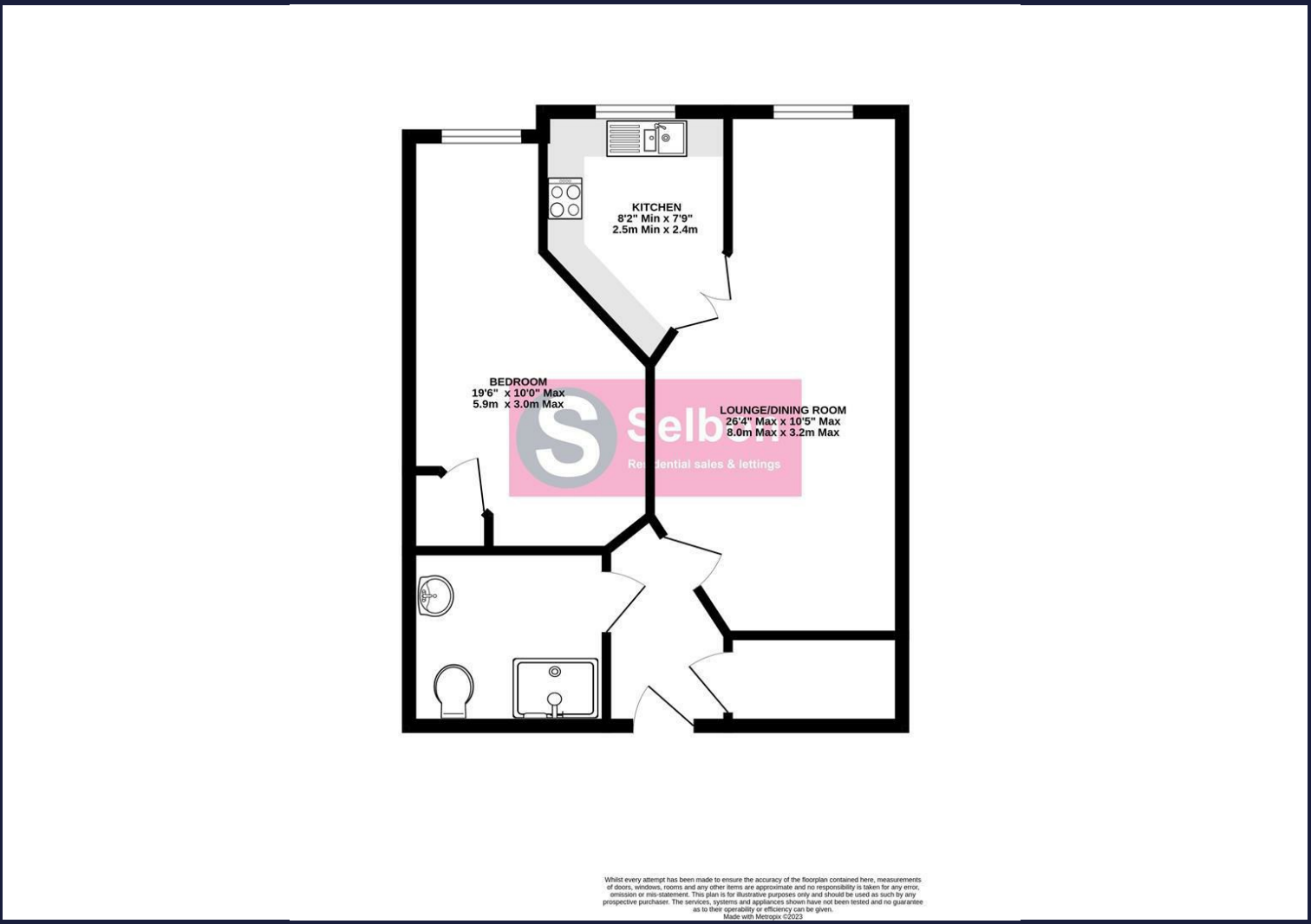








Floor Plans



Viewing

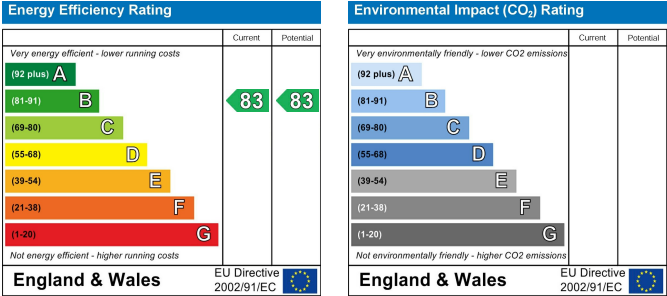
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D