

36 Pinewood Court

Fleet, Fleet, Hampshire, GU51 3BG



PRICE: £120,000

Lease: 99 years from 1995

Property Description:

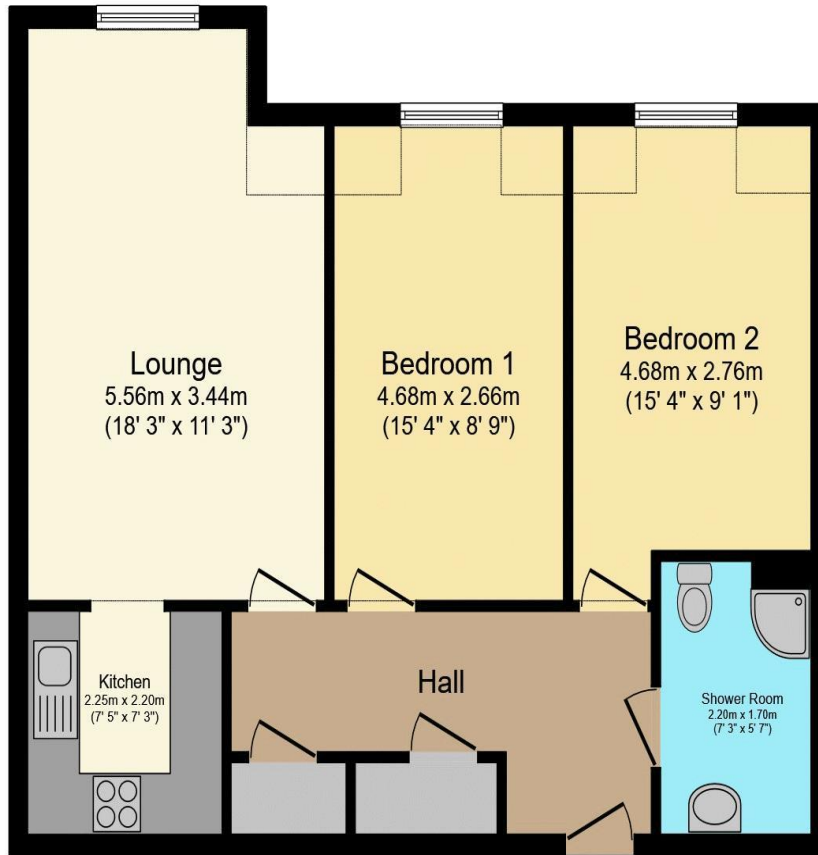
A RECARPETED TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

Pinewood Court was developed by retirement specialists Anchor and offers a range of 39 one and two bed apartments with lift access. On-site communal facilities here include a lounge, conservatory, hobbies room and guest room. An Estate Manager looks after the upkeep of the buildings and beautifully maintained gardens, as well as providing further help and support if required. For total peace of mind, there is also a 24 hour emergency call system. You may enjoy meeting with the resident community at the regular coffee mornings and other social gatherings. The development is situated on Pinewood Hill, half a mile from Fleet town centre and railway station. Local shops and amenities, including North Hants Golf Club, can be found nearby. Fleet Pond Nature Reserve and the Basingstoke Canal tow path offer some scenic walks. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Re carpeted throughout
- Conveniently located close to Fleet Town Centre
- Resident's Lounge, Hobbies Room and Guest Suite
- Very Well Maintained Communal Gardens
- Car Park
- 24 hour emergency call system
- Minimum Age 55
- Lift to all floors
- Lease Length: 99 years from 1995



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 65.7 m² (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

££317.03pcm

Council Tax Band:

D

Event Fees:

TBC Transfer

TBC Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.