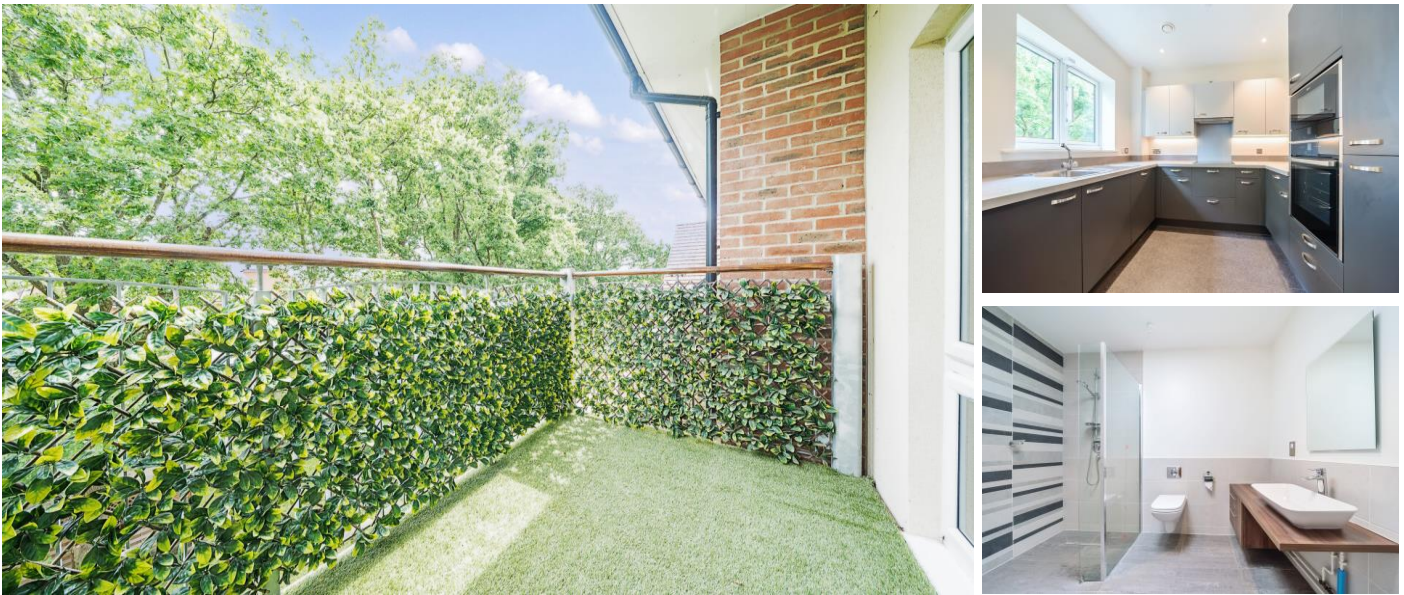


66 Keble Court (A)

Redfields Lane, Fleet, Hampshire, GU52 0AE



PRICE: Offers in the Region Of £250,000 **Lease: 125 years from 2018**

Property Description:

BEAUTIFULLY PRESENTED ONE BEDROOM, APARTMENT WITH BALCONY RE-PAINTED AND PROFESSIONALLY REFRESHED THROUGHOUT

Keble Court is a purpose built development built and managed by Anchor for active retired people. The properties are finished to an exceptionally high standard with spacious design, Neff integrated appliances, underfloor heating and are set around landscaped grounds. Located in the charming village of Church Crookham Keble Court residents enjoy a real sense of community supported by the services of an Estates Team. A range of activities are on offer and the scheme benefits from a cafe, hair salon, treatment room and guest suite. Keble Court is just a short walk to local shops and close to a dedicated bus route into Fleet and Farnham. It is a condition of purchase that residents be over the age of 60 years if female or 65 if male. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

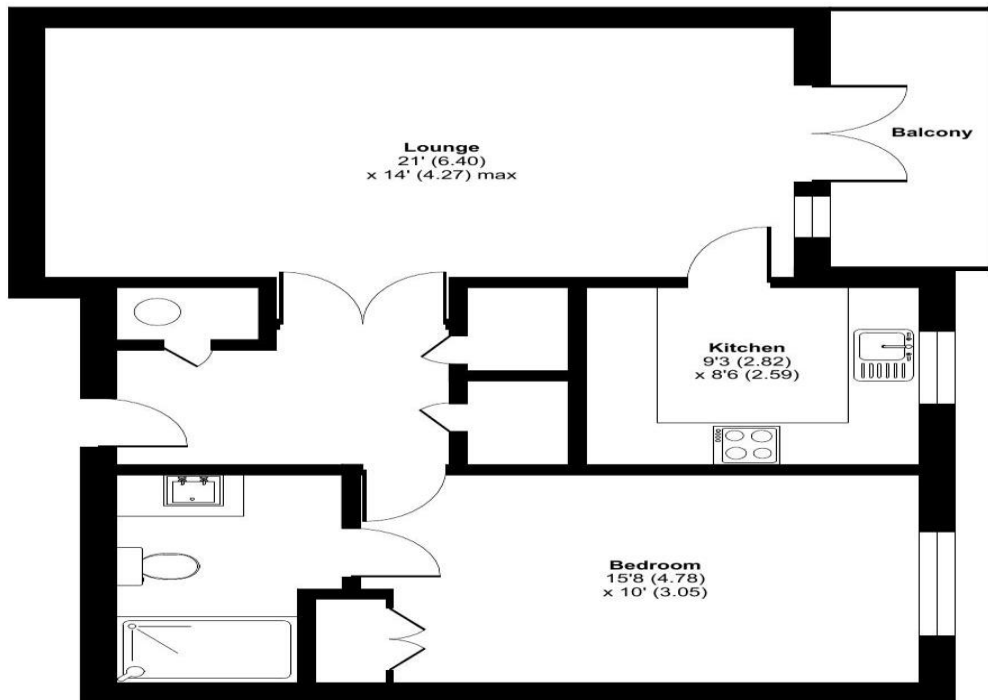
- Balcony with Garden Views
- Landscaped Communal Gardens
- Services of onsite Estates Team
- Care and Support Packages Available
- Parking (charges) & Coffee Shop
- Minimum age 60 and 65 (female and male)
- Landscaped Communal Gardens
- Treatment Room & Hairdressers
- Annual service charge £6,187.48 Annual ground rent: £500.00



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

Redfields Lane, Church Crookham, Fleet, GU52

Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Anchor. REF: 1145694

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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	

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For Financial Year Ending:

31.03.25

Annual Ground Rent:

£500.00

Ground Rent Period Review:

2043

Annual Service Charge:

£6,187.48

Council Tax Band:

C

Event Fees:

TBC Transfer

3% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
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Registered in England No. 3829469



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.