

## 39 Keble Court (A)

Redfields Lane, Fleet, Hampshire, GU52 0AE



**PRICE: £275,000**

**Lease: 125 years from 2018**

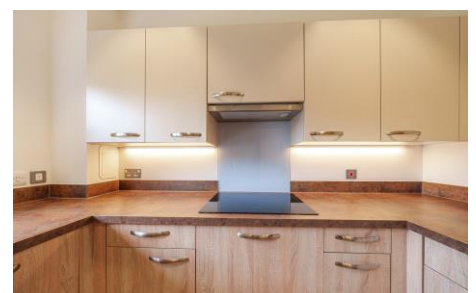
### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A BALCONY OVERLOOKING THE CENTRAL GARDENS**

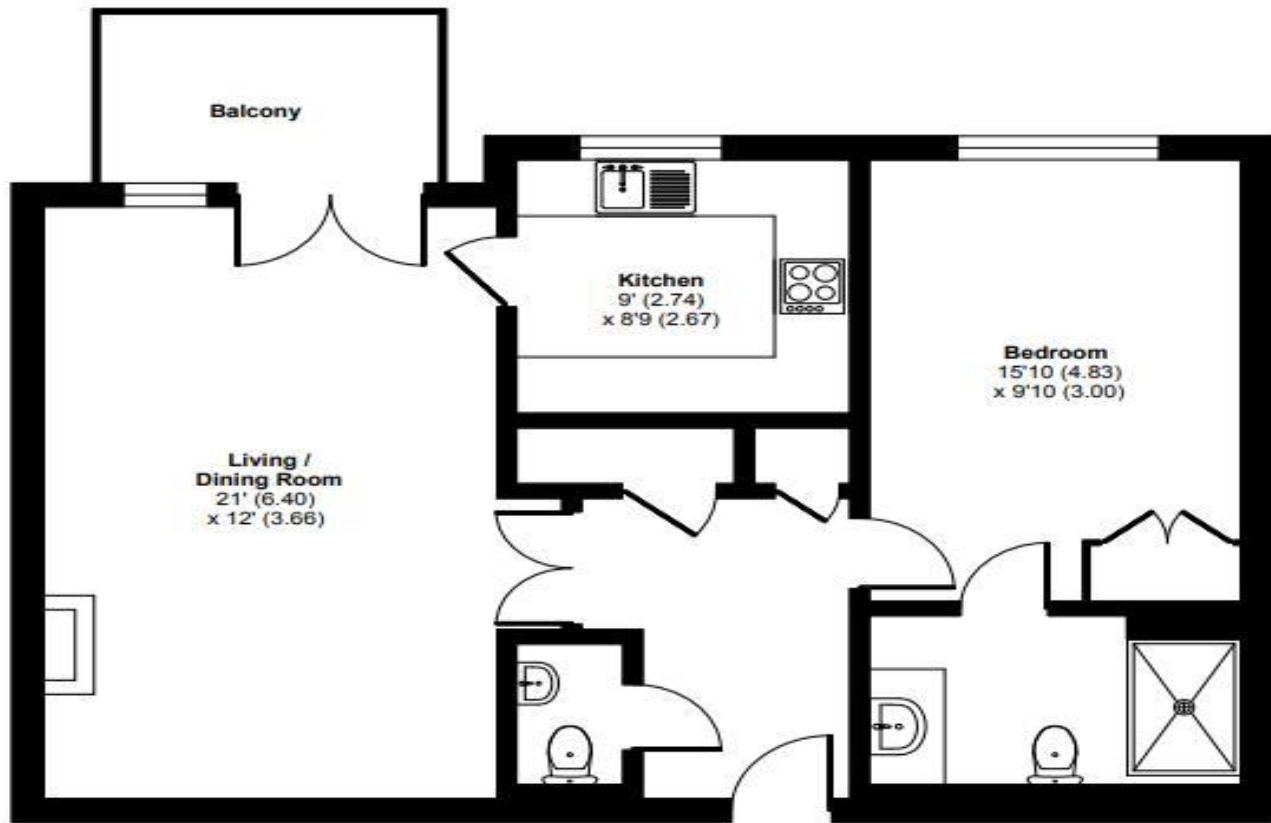
Keble Court is a purpose built development built and managed by Anchor for active retired people. The properties are finished to an exceptionally high standard with spacious design, Neff integrated appliances, underfloor heating and are set around landscaped grounds.

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.

- On Site Estate Manager
- Landscaped Communal Gardens
- 24 Hour Alarm System
- Care and Support Packages Available
- 24-Hour On-call Response
- Minimum age 55
- Coffee Shop
- Hairdressers & Treatment Room
- Lease: 125 Years from 2018



**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**



**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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	

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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£500**

**Ground Rent Period Review:**

**2043**

**Annual Service Charge:**

**£515.61 pcm**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer  
3% 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.