



Keble Court Redfields Lane, Church Crookham
Fleet

McCarthy
Holden

Offers Over £200,000



64 Keble Court Redfields Lane

Church Crookham, Fleet

Council Tax band: C

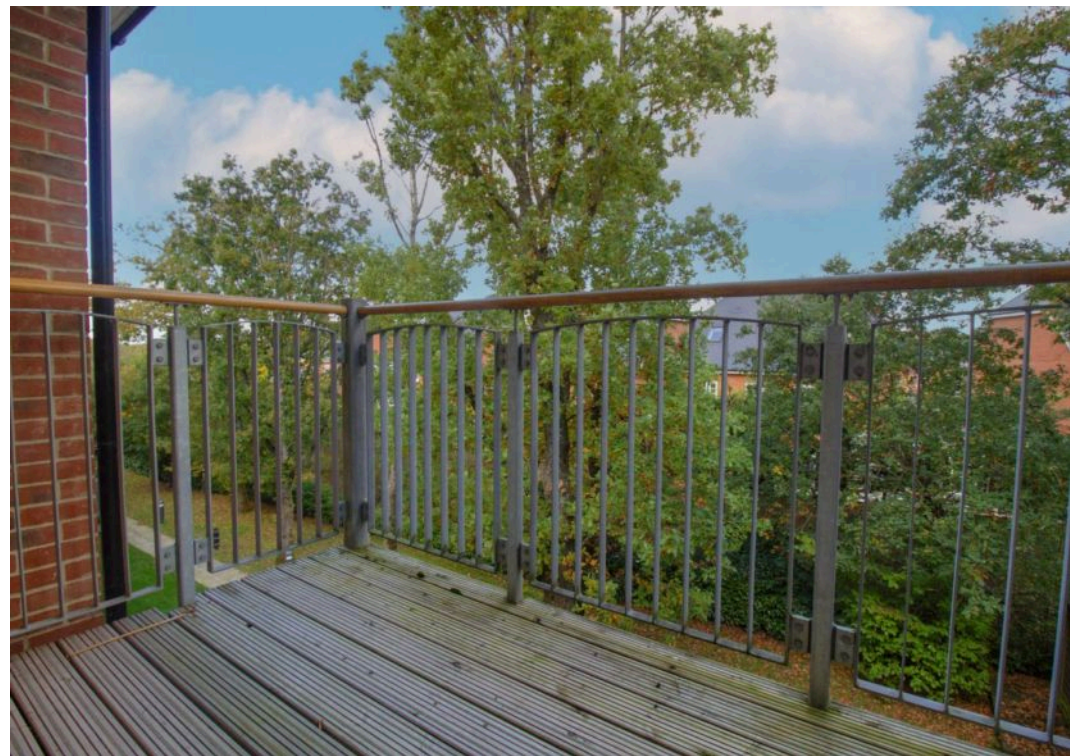
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Balcony
- Finished To A High Standard
- No Onward Chain
- Retirement Apartment
- On-Site Transport Available
- On-site Beauty Treatment Room, Hair Saloon and Cafe





The Property situated within the sought after development of Keble Court in Church Crookham, this one bedroom second floor retirement apartment is offered to the market with no onward chain. Benefits to this property include two toilets, a 21ft living/dinning room and a wonderful balcony area which offers views over the gardens at Keble Court.

The front door opens into the light and airy entrance hall which gives access to all the accommodation. Within the hall you will find two ample built-in storage cupboards, a skylight and a W/C cloakroom. The spacious living room offers direct access through a set of French doors to the east-facing balcony. The balcony overlooks the communal grounds and offers a high degree of privacy with surrounding trees. Off the living room the kitchen offers plenty of storage and appliance space with a range of fully fitted integrated appliances including oven, hob, dishwasher, and additional appliance space.

The generous main bedroom benefits from a built-in wardrobe and leads to a luxury en-suite shower room with level access walk-in shower, toilet, wash basin and an electric skylight.

Externally the communal gardens include seated patio area, communal greenhouse, BBQ area and well-maintained space for all residents to enjoy.

Keble Court enjoys a semi-rural location and is built with luxury and first-class facilities in mind. The setting provides a comfortable, safe and distinctive community suited to the specific needs of older/retired people. There are a few advantages of living within this stunning development which include the communal living areas as well as having a beauty treatment room, hair salon and its own café.

For those needing support there is a highly qualified and experienced team on-hand to help anyone that needs a little extra assistance to maintain an independent lifestyle. In addition to the experienced estate manager and dedicated Anchor Homecare staff whom you will get to know well, 24-hour support is provided through Anchorcall; an emergency call telephone alarm system installed in every apartment. Anchorcall is monitored 24 hrs a day ensuring you can call for help should you ever need it. There are also two lifts within the building and scooter storage.

Lease – 119 Years Remaining

Ground Rent – £500 P/A, reviewed every 25 years (next review is due in 2043)

Service Charge – £515.61p PCM

Sinking Fund: 3% on sale

Age Criteria: 60+ years for females and 65+ years for males

Tax band is C and the local council is Hart.

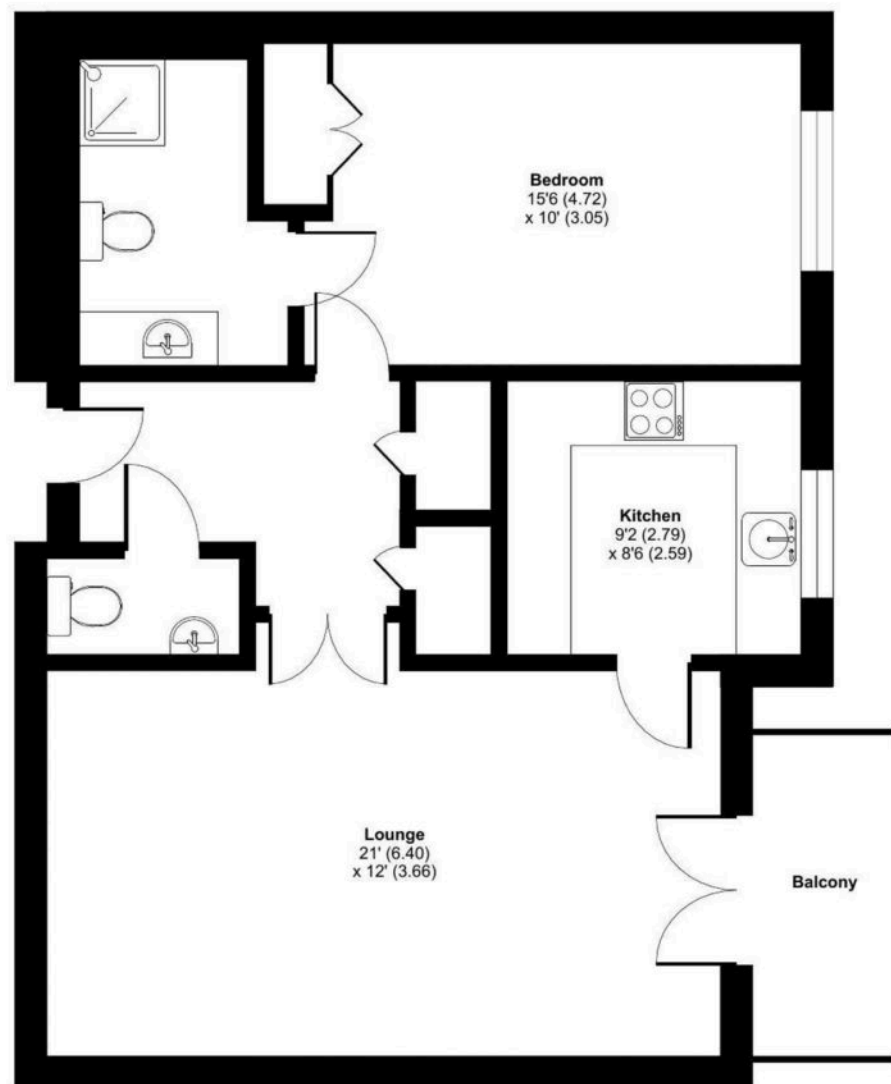
- Balcony
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Redfields Lane, Church Crookham, Fleet, GU52

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Anchor. REF: 1162645



McCarthy Holden Fleet

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