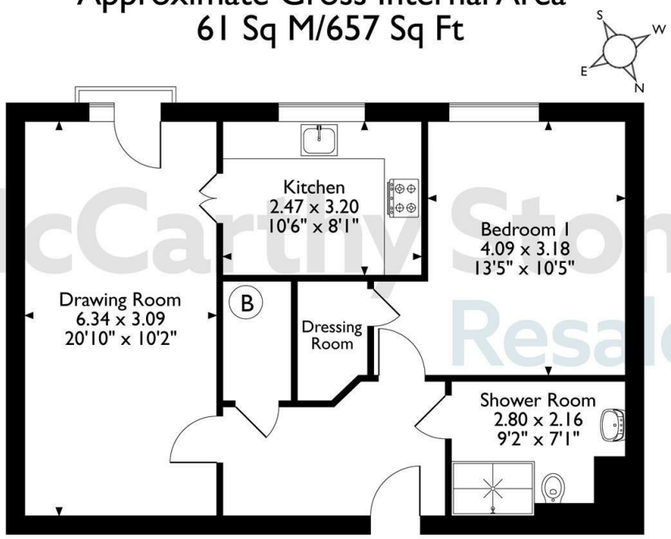
McCarthy Stone
Resales

32, Kings Place, Fleet, Hampshire
Approximate Gross Internal Area
61 Sq M/657 Sq Ft

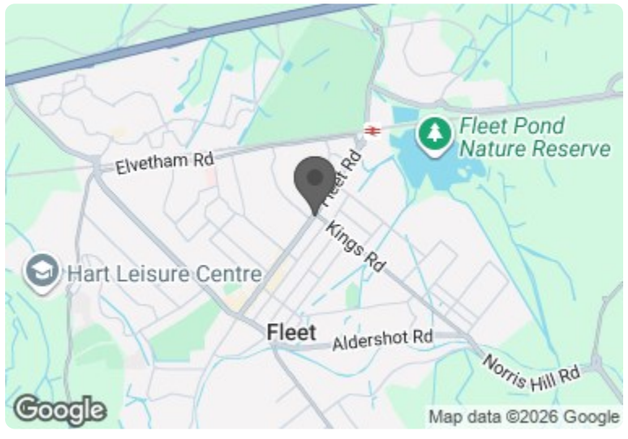


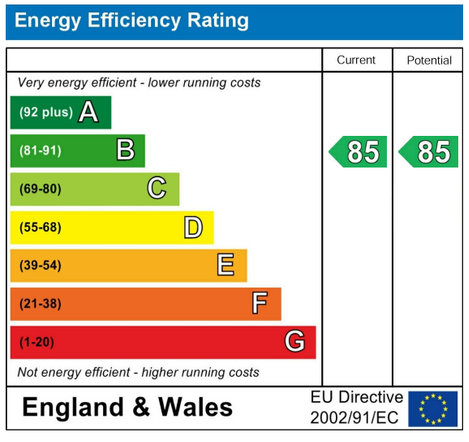
First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

32 Kings Place

Fleet Road, Fleet, GU51 3FS

PRICE REDUCED







PRICE REDUCTION

Asking price £150,000 Leasehold

A SUPERB one bedroom retirement apartment, situated on the FIRST FLOOR and boasting a JULIET BALCONY overlooking the landscaped gardens. COMMUNAL FACILITIES at this McCarthy Stone development include; a HOMEOWNERS LOUNGE where social events take place, an ONSITE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Kings Place, Fleet Road, Fleet, Hampshire,

1 Bed | £150,000

Development Overview
Kings Place is an Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s, this development comprises 63 one and two bedroom apartments. The development has a Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include split-level homeowners lounge where social events and activities take place. Kings Place also features a smaller communal sun lounge with views of the landscaped gardens and surrounding areas. There are two fully equipped laundry rooms, a well being suite and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Kings Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Entrance Hallway
Front door with spy hole leads to the particularly spacious entrance hall, where the 24-hour emergency response pull cord system is in place. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located. Doors lead to the living room, bedroom and shower room.

Living Dining Room
A bright, spacious and very well presented living/dining room with a South Westerly facing 'Juliette' style balcony overlooking the communal gardens. Two ceiling light points, power points, TV & telephone points. Part glazed doors lead onto a separate kitchen.

Kitchen
Modern and fitted kitchen with a range of white gloss wall and base units with complimentary worksurface over. Stainless steel sink with lever tap sits below the window which overlooks the gardens. Built-in appliances include; oven, ceramic hob and extractor hood and integrated fridge/freezer. Tiled floor and under pelmet lighting.

Bedroom
A well proportioned double bedroom boasting a walk-in wardrobe with hanging rail and shelving. Window overlooking the communal gardens, ceiling lights, TV and phone point.

Shower Room
Contemporary, extensively tiled shower room, fitted with suite comprising of; walk-in shower with grab rails and glass screen, low level WC, vanity unit with sink and illuminated mirror above. Tiled floor, emergency pull cord and heated towel rail.

Car Park Permit Scheme(subject to availability)
Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Service Charge (RLP)
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

The Annual Service Charge: £10,784.42 for the financial year ending 30/09/2027.

Lease Information
Lease Length: 125 years from 2015
Ground Rent: £435 pa
Ground rent review date: June 2030

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

PRICE REDUCED













