Excellent

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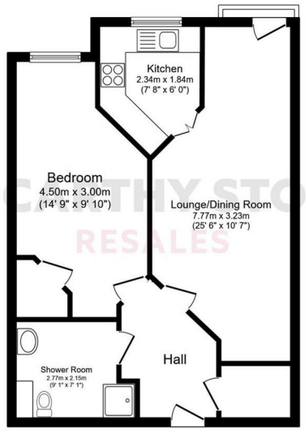
McCarthy & Stone
Resales.



Total floor area 56.9 m² (612 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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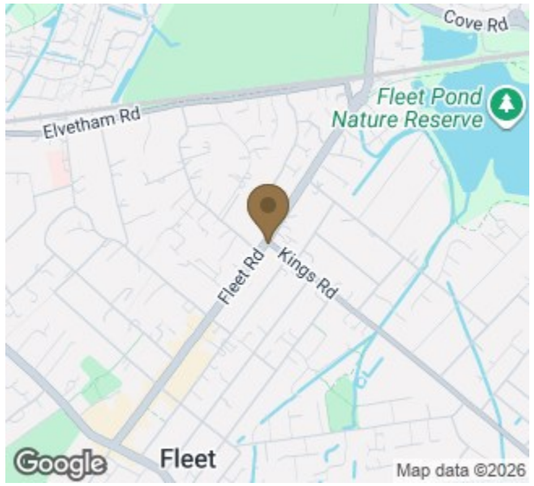

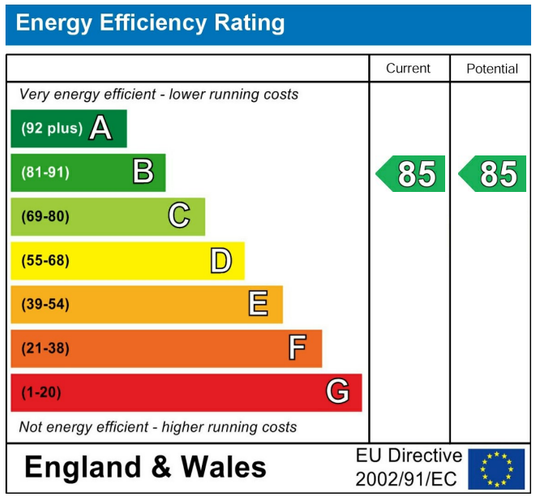

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

28 Kings Place

Fleet Road, Fleet, GU51 3FS

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 Kings Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £85,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- PLEASE CONTACT MCCARTHY STONE RESALES FOR MORE INFORMATION
- 1 BEDROOM APARTMENT
- 1ST FLOOR APARTMENT
- RETIRMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70S
- ON SITE TABLE SERVICE RESTURANT
- COMMUNAL LOUNGE WITH GROUND ACTIVITES
- WELL MANICURED COMMUNAL GARDENS
- ONE HOUR OF FREE HELP FOR HELP WITH DOMESTIC TASKS EG WASHING OR CLEANING

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Kings Place, Fleet

1 | 1 | Offers in the region of £85,000

SUMMARY

Kings Place is an Retirement Living Plus development (formally assisted living) development 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.

This particular one bedroom apartment is located on the first floor of this exclusive Retirement Living Plus development. Featuring a spacious living room with a Juliet balcony overlooking the landscaped gardens, a double bedroom of excellent proportions with a walk in wardrobe, modern fully fitted kitchen and shower room.

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.

HALLWAY

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

KITCHEN

A contemporary, fully equipped kitchen boasts a comprehensive array of wall and base units in a sleek white gloss finish, elegantly complemented by contrasting countertops and tiled flooring. The modern aesthetic is accentuated by a stainless steel sink featuring a convenient lever tap. This kitchen is designed for efficiency, featuring a built-in waist-height electric Bosch oven, a ceramic hob, and a stylish extractor hood. The seamless integration includes a fitted fridge/freezer, while under pelmet lighting adds a touch of sophistication, illuminating the workspace with a subtle and functional glow.

LIVING/ DINING ROOM

An elegantly designed and generously proportioned living/dining room showcases its charm, enhanced by a glazed patio door with a side window that opens to a Juliet balcony, offering captivating views of the meticulously landscaped gardens adjacent to the development and local area. This inviting space features two ceiling light points and elevated power points, creating a well-lit and functional environment. Additionally, the room is equipped with TV and telephone points for modern convenience. Partially glazed doors seamlessly connect the living/dining area to a distinct kitchen space, adding a touch of sophistication to the overall layout.

BEDROOM

The expansive and generously appointed double bedroom offers an abundance of space, enhanced by a substantial built-in wardrobe that adds both style and functionality. The room is well-lit with ceiling lights, and elevated power sockets provide convenience. For modern entertainment and connectivity, the bedroom is equipped with TV and phone points. A window overlooking the gardens not only invites natural light but also provides a pleasant view, creating a tranquil and comfortable atmosphere in this impressive living space.

SHOWER ROOM

Modern white suite comprising of close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD

125 years from June 2015
Ground Rent: £435 per annum
Ground Rent review date: June 2030

SERVICE CHARGE BREAKDOWN

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Underfloor heating.

One hour of domestic support per week is included in the service charge as well as the underfloor heating within the apartment.

Service charge: £10,784.42 per annum (for financial year end 30/09/2027).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

ADDITIONAL INFORMATION AND 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