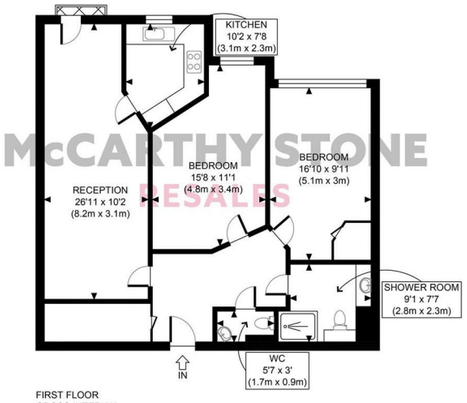
Excellent

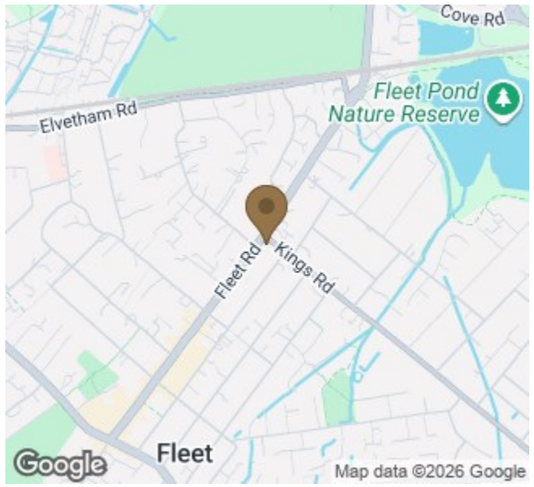
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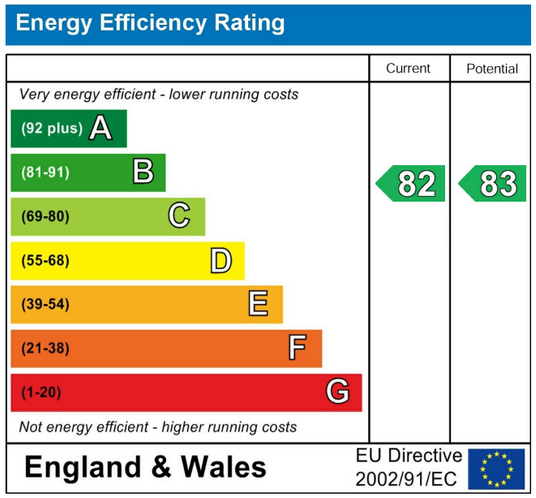
McCarthy & Stone
Resales.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 906 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT / 84 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Kings Place date 05/07/22 photoplan





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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







30 Kings Place

101-105 Fleet Road, Fleet, GU51 3FS

2 1 Council Tax Band: D

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 30 Kings Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge, Sun Room
- Table service restaurant serving freshly prepared meals daily
- Wellness suite/Hairdressing salon
- Laundry rooms
- Mobility scooter store with charging points
- Landscaped gardens with seating areas
- Guest suite for family or friends

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Kings Place, Fleet

2 | 1 | Asking price £175,000

Kings Place
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/hairdressing salon 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 throughout the development and apartments 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.

Property Overview
Occupying a desirable first-floor position within Kings Place, this modern and well-appointed apartment enjoys a pleasant south west-facing aspect and is conveniently situated close to the lift.

The property offers a generous-sized living room, providing a comfortable and welcoming space, with a glazed door opening directly to a juliet balcony, creating a lovely openness to the living accommodation and an ideal spot to enjoy the afternoon and evening sunshine.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

Two spacious double bedrooms with the main bedroom benefitting from a walk-in wardrobe offering excellent storage, while the modern bathroom is fitted with a walk-in level-access shower and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/store, adding to the apartment's excellent practicality.

Overall, this is a well-presented and conveniently positioned apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a south west-facing aspect overlooking the gardens.

Landscaped Gardens
One of the main social hubs of Kings Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Kings Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there is a local Hairdresser and a Foot Health Practitioner that visit Kings Place on a regular basis and always happy to welcome new clients.

Care & Support
The personal care services available at DEVELOPMENT NAME can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Car 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 Estate Manager on site for availability.

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

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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £14,649.93 for the financial year ending 30/09/2027.

Leasehold
Lease 125 years from the 1st June 2015.
Ground Rent: £510 per annum
Ground Rent review date: June 2030

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

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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













