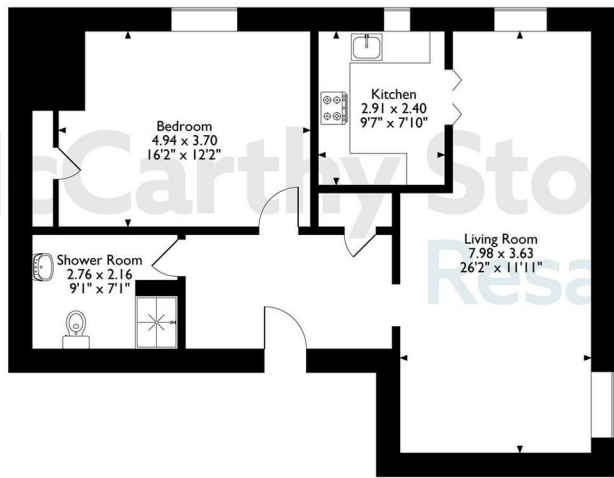
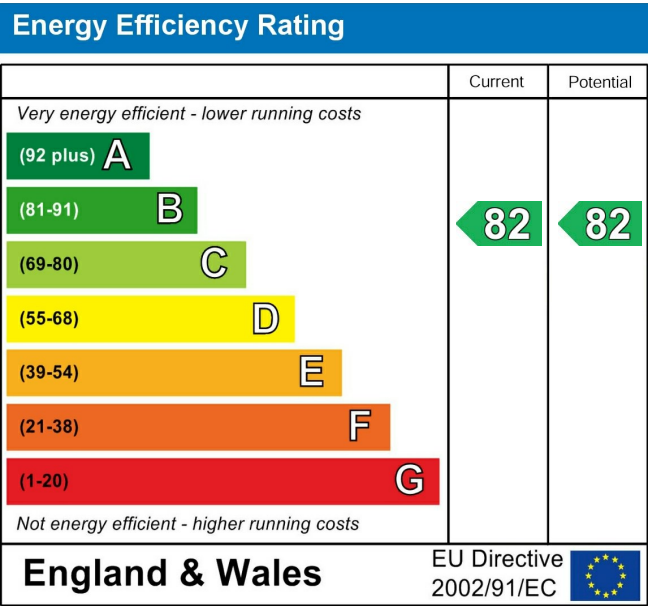
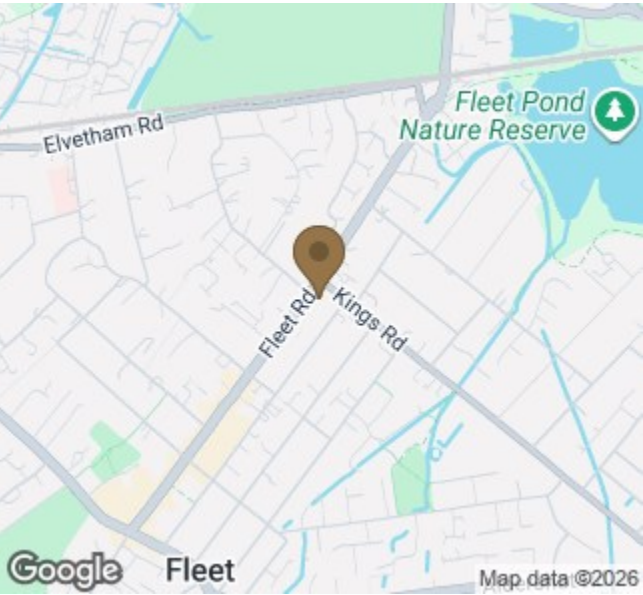


59, Kings Place, Fleet, Hampshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658158/DST.



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Registered in England and Wales No. 10716544



## 59 Kings Place

Fleet Road, Fleet, GU51 3FS

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

Asking price £165,000  
Leasehold

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

### Why you'll love living here:

- Estate Manager with 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge and function room
- Table service restaurant
- Wellness suite/Hairdressing salon
- Guest suite for family or friends
- Sun lounge, Laundry rooms and mobility scooter store
- Landscaped gardens
- Convenient for local amenities and transport links.

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 59 Kings Place, Fleet

## 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 third floor of this exclusive Retirement Living Plus development. Featuring a spacious living room overlooking the inner courtyard landscaped gardens.

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 Hall

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.

## Living Room

A beautifully presented spacious living/dining room. Two ceiling

light points, raised power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen.

## Kitchen

Modern fully fitted kitchen with an extensive range of wall and base units in white gloss with contrasting worktops and tiled flooring. Stainless steel sink with lever tap. Built-in waist height electric Bosch oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom

Spacious double bedroom benefiting from a walk-in wardrobe. Ceiling lights, raised power sockets, TV and phone point.

## 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.

## Service Charge (Breakdown)

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.

 1 |  1 | Asking price £165,000

Service Charge: £10,165.62 per annum (up to financial year end 30/09/2026).

## Leasehold

125 years from 2015

Ground rent £435 pa

Ground rent review: 2030

## 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 House Manager on site for availability.

## 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 speak with our Property Consultant today.

