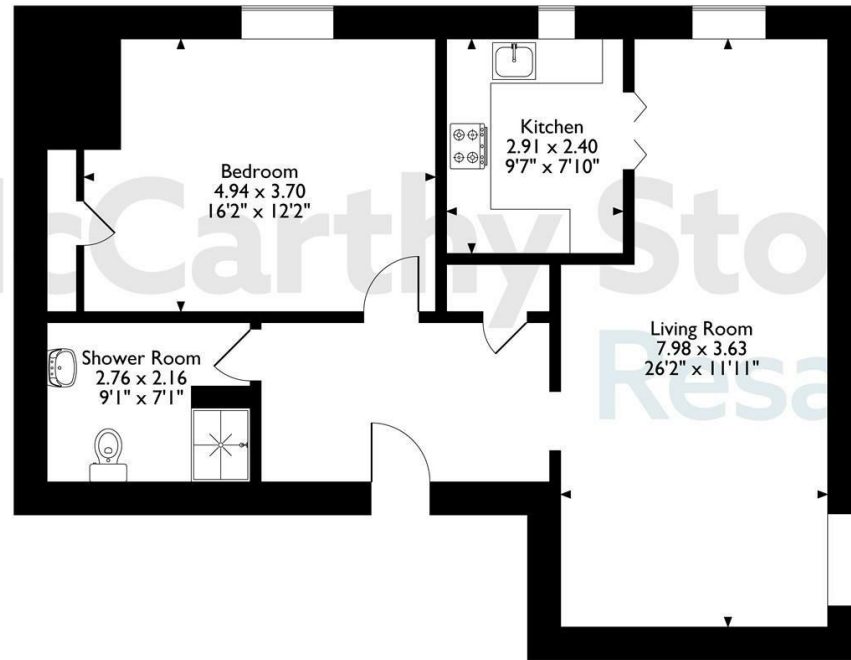
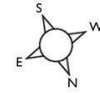
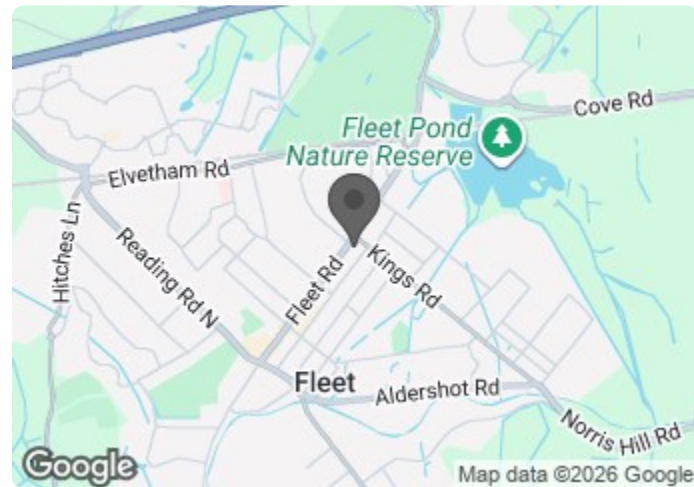


59, Kings Place, Fleet, Hampshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**59 Kings Place**

Fleet Road, Fleet, GU51 3FS



**Asking price £165,000 Leasehold**

\*Join us for coffee & cake at our Open Day - Tuesday 12th May 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!\*

A SUPERB and SPACIOUS one double bedroom apartment situated on the THIRD FLOOR, Kings Place offers FANTASTIC COMMUNAL FACILITIES, to include; an ON-SITE TABLE SERVICE RESTAURANT, split-level communal lounge where SOCIAL EVENTS TAKE PLACE, beautiful communal GARDENS, a sun lounge, a WELL-BEING SUITE and more!

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Fleet Road, 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

# 1 bed | £165,000

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

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 that can assist with service charges or living costs.
- 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.

