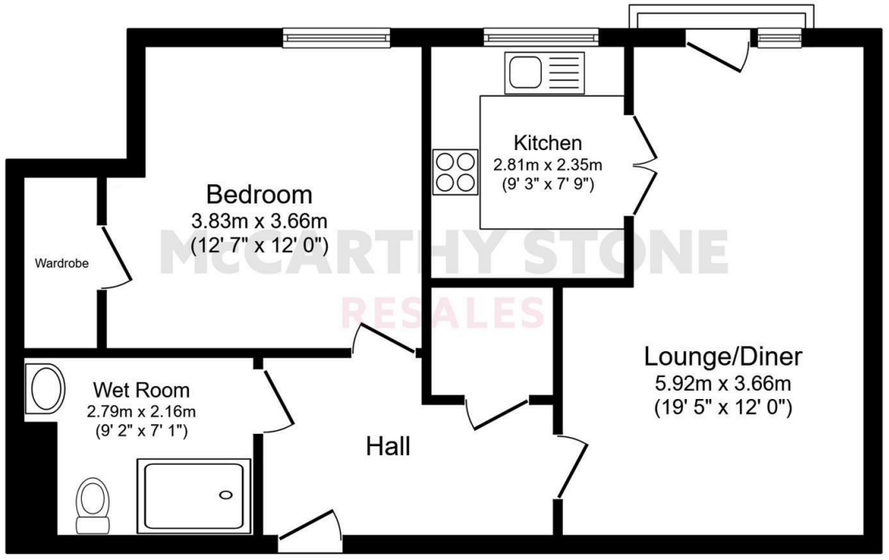
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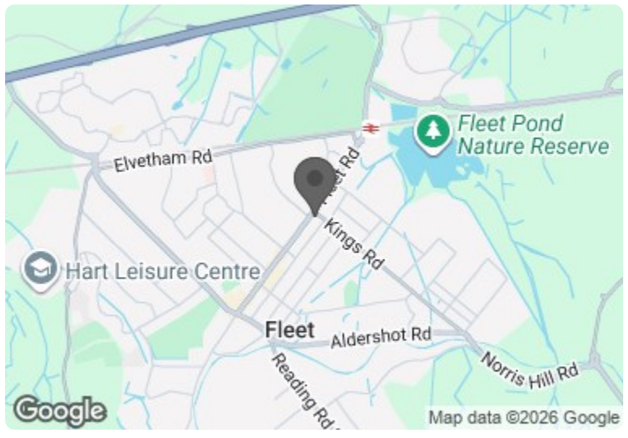
Total floor area 57.9 m² (624 sq.ft.) approx

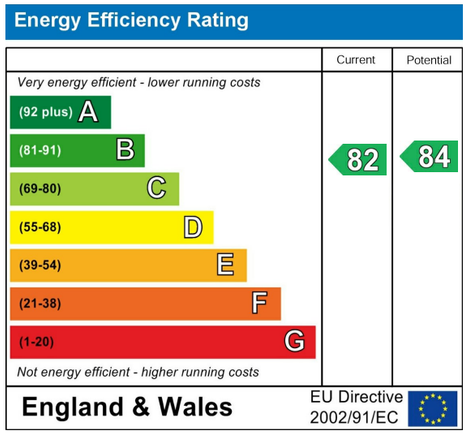
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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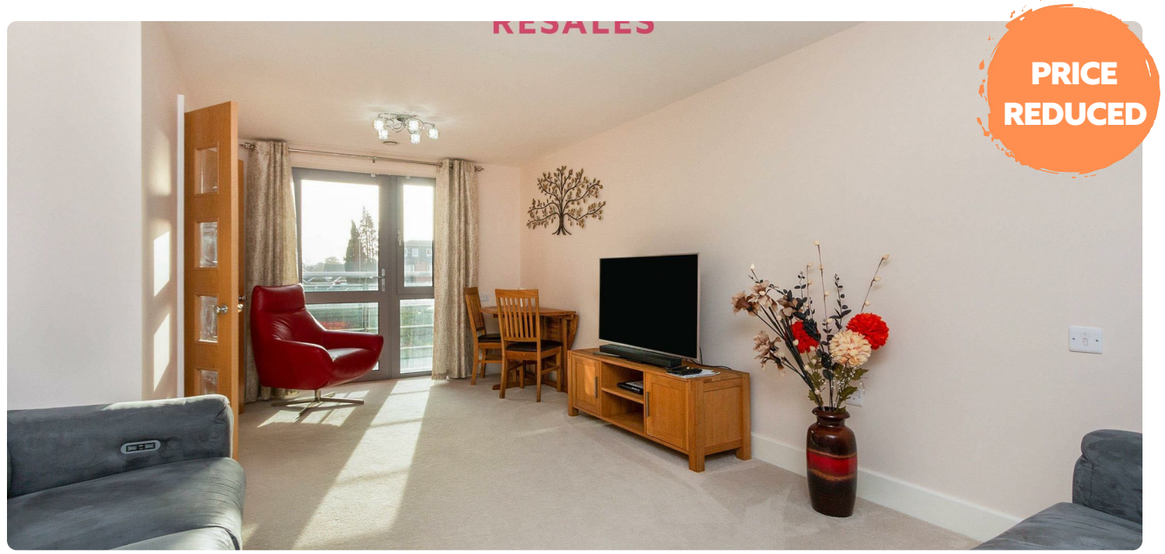
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The Property Ombudsman

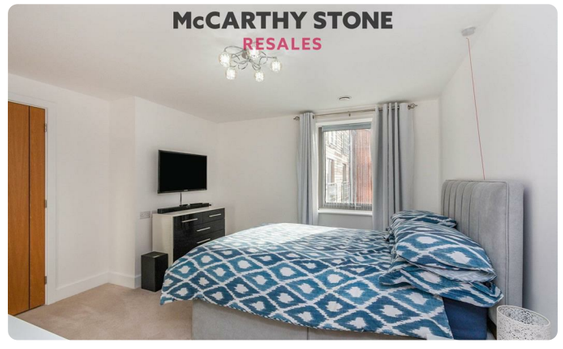
McCarthy Stone
Resales

33 Kings Place

Fleet Road, Fleet, GU51 3FS







PRICE REDUCTION

Asking price £158,000 Leasehold

Exquisite one-bedroom, first-floor apartment featuring a charming Juliet balcony that offers captivating views of the meticulously landscaped gardens and an inviting easterly aspect. Impeccably maintained, this residence is in pristine condition, providing an ideal opportunity for immediate occupancy and the enjoyment of the numerous advantages offered by this coveted 'Retirement Living Plus' development.

Call us on 0345 556 4104 to find out more.

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Kings Place, Fleet Road, Fleet, GU51 3FS

1 Bed | £158,000

Summary

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 Hall

The front door, equipped with a spy hole, opens into a spacious entrance hall where the 24-hour Tunstall emergency response pull cord system is conveniently located. The hall further provides access to a walk-in storage cupboard/airing cupboard. Illuminated light switches, a smoke detector, and an apartment security door entry system with an intercom and emergency pull cord are thoughtfully positioned within the hall. Doors off the hallway lead to the inviting living room, cozy bedroom, and well-appointed shower room.

Living Room

An impeccably presented and generously sized living/dining room welcomes you with a sense of space and style. The room features a glazed patio door and windows that open to a delightful Juliet balcony, offering a picturesque view of the gardens and an appealing easterly aspect. Enhanced by two ceiling light points, ample power points, and provisions for TV and telephone connections, this space is both well-lit and functional. Partially glazed doors seamlessly transition into a separate kitchen, adding to the overall charm and versatility of the living area.

Kitchen

Modern fully fitted kitchen of good proportions with white gloss kitchen units and contrasting work tops, tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Window overlooking courtyard gardens.

Bedroom

The generously proportioned double bedroom is accompanied by a convenient walk-in wardrobe, complete with hanging rails and shelving for organised storage. Enhanced by ceiling lights, the room is well-illuminated, and it is equipped with TV and phone points for added functionality. The windows provide a pleasant view of the gardens, featuring an appealing easterly aspect that adds to the overall ambiance of the space.

Shower Room

Fully tiled and fitted with suite comprising with a level access shower. Low level WC, vanity unit with sink and mirror above. Slip resistant floor tiling.

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

One hour of domestic support per week is included in the service charge

The annual service charge is £10,784.42 for the financial year ending 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.

Leasehold

Ground rent is £435 per annum
Ground rent review: 1st June 2030
Lease term: 125 Years from 1st June 2015

Car Parking

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.

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



