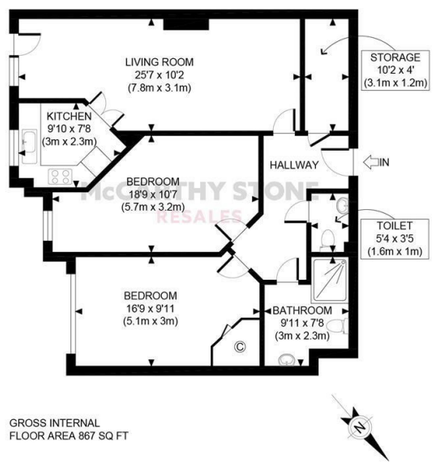
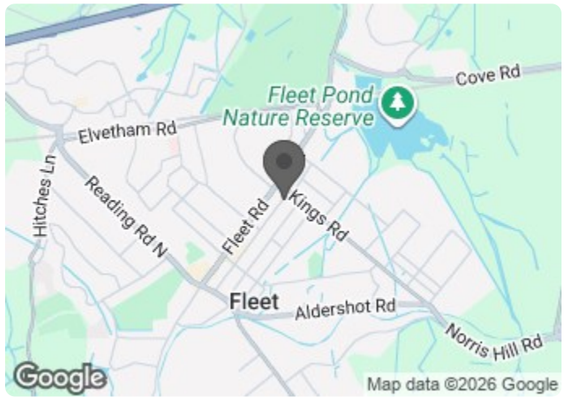
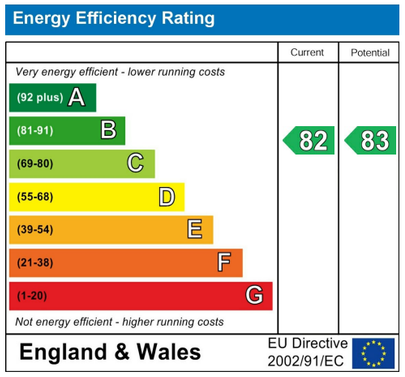
McCarthy Stone
Resales



APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT / 81 SQM	Kings Place
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	date 24/06/26
	photoplan

Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

16 Kings Place

101-105 Fleet Road, Fleet, GU51 3FS







Asking price £180,000 Leasehold

A bright and spacious TWO BEDROOM, FIRST FLOOR RETIREMENT LIVING PLUS apartment within our popular Kings Place development. The site benefits from an ON-SITE RESTAURANT Communal Lounge and landscaped gardens.

Viewings highly recommended.

Call us on 0345 556 4104 to find out more.

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

Fleet Road, Fleet, GU51 3FS

2 Bed | £180,000

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 is located on the Fleet Road and convenient for both local shops, amenities and railway station, there is a bus stop directly in front of the shoppers entrance. 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 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 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. Doors lead to the living room, bedrooms, shower room and second WC.

Living Room
A bright and well presented spacious living room benefiting a glazed patio door and window to side opening to a juliet balcony overlooking the communal grounds and car park. Feature fireplace providing an attractive focal point to this lovely room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen
Modern fully fitted kitchen with an extensive range of base and eye level units and drawers with contrasting worktop surfaces. Electronically operated UPVC double glazed window overlooking communal grounds. Stainless steel sink with mono lever tap and drainer. Integrated electric oven, ceramic hob, stainless steel extractor hood, and integral fridge freezer. Tiled flooring and tiled splash backs.

Bedroom One
Double bedroom of very good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights and raised power and BT & TV points.

Bedroom Two
A second double bedroom of excellent proportions. Double glazed window, ceiling light, raised electric power sockets and BT points.

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.

WC/Cloakroom
Partly tiled and fitted with suite comprising of Low level WC, wash basin and mirror above. Shaving point, electric heater and extractor fan.

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, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

The 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

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.

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







