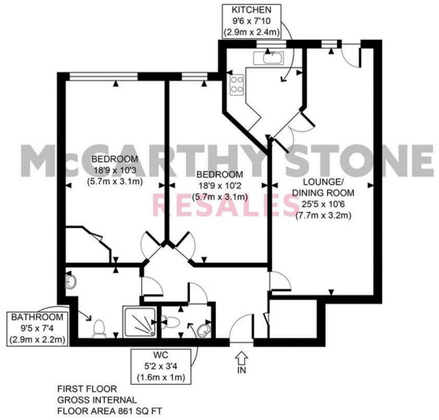
Excellent

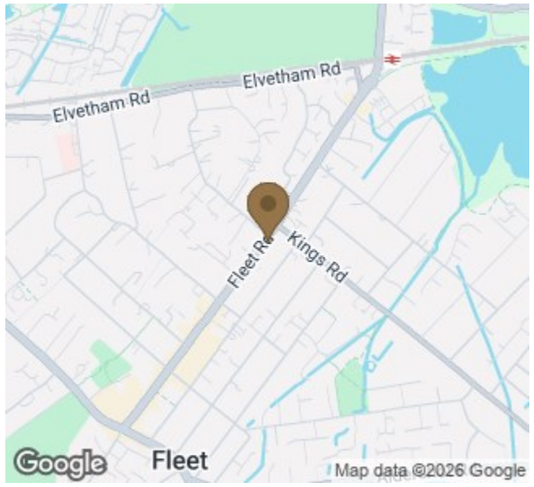
Trustpilot

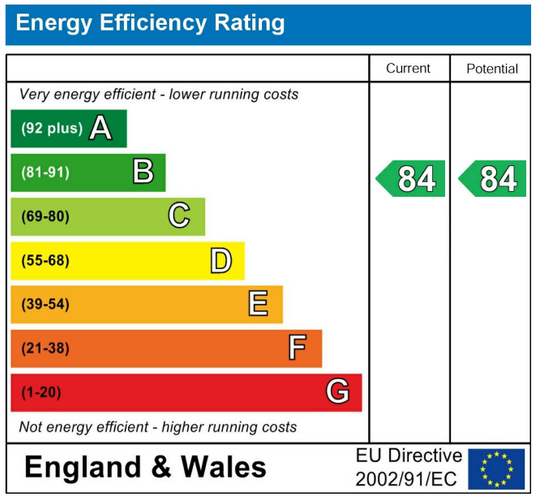
McCarthy & Stone
Resales.



MCCARTHY STONE
RESALES

APPROX. GROSS INTERNAL FLOOR AREA 861 SQ FT / 80 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 16/09/22
	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







25 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 25 Kings Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
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

25 Kings Place, Fleet

2 | 1 | Asking price £150,000

Summary
Kings Place is a 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 an Estate Manager who leads the team and oversees the development. This delightful apartment has a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower, two double bedrooms, a separate cloakroom/WC 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, two double bedrooms, shower room and second WC.

Living Room
A bright and extremely well-presented spacious living room benefiting a glazed patio door and window to side opening to a juliet balcony. Feature fire surround with decorative electric fire. TV and telephone points. Sky & Sky+ 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. Stainless steel sink with mono lever tap and drainer. Integrated electric oven, ceramic hob, stainless steel cooker hood and integral fridge freezer.

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

Bedroom Two
A second double bedroom of excellent size. Window, ceiling light, raised electric power sockets and BT points.

Shower Room
Modern white suite comprising; close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room flooring, grab rails, wall mounted clothes airer, 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.

Service Charge: £13,800.46 per annum (for financial year end to 30/09/2026)

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

** 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













