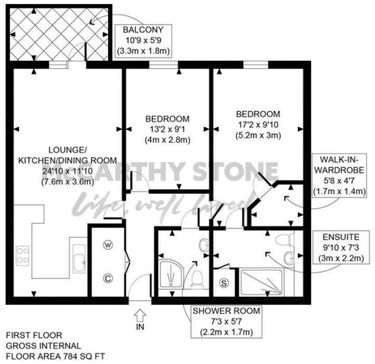
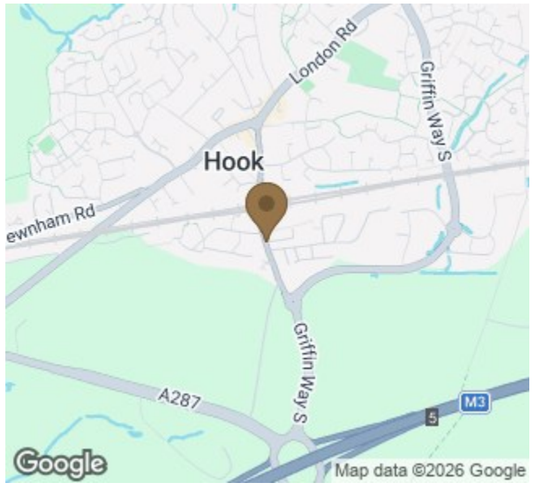
Excellent

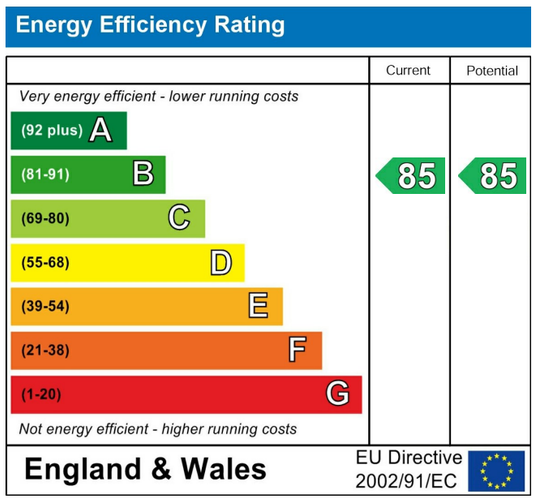
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 784 SQ FT / 73 SQM	Roslin 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 19/11/25 photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







8 Roslin Place

Station Road, Hook, RG27 9GU

2 2 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 8 Roslin Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £425,000
Leasehold

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

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Lift to all floors
- Communal lounge
- Landscaped gardens with patio and seating
- Door camera entry system
- Guest suite for family or friends
- Mobility scooter storage with charging points
- Pets welcome subject to approval
- Convenient for shops, transport links and all local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Roslin Place, Hook

2 | 2 | Asking price £425,000

Summary
Close to the centre of this large village is Roslin Place comprising 36 one and two bedroom apartments exquisitely finished and thoughtfully designed with the over 60's in mind blending traditional with contemporary design. Each apartment comes complete with carpets and flooring as well as a stylish modern fitted kitchen with integrated appliances.

This apartment is presented beautifully, the bright and spacious living room opens onto a covered balcony with exterior lighting and an easterly aspect overlooking the delightful landscaped gardens. The two double bedrooms are designed to give space for additional bedroom furniture with the master bedroom having a spacious walk-in wardrobe and an en-suite shower room, there is a second shower room and both designed for ease of use and safety in mind with anti-slip flooring. All windows have double glazing, television and telephone points in the living room and bedroom and a Sky/Sky+ connection point in the living room.

For safety and security there is a door camera entry system which is linked to the television, a 24-hour emergency call system with a personal pendant alarm, an intruder alarm and smoke detector.

The house manager is on site Monday to Friday ensuring the development is well maintained alongside arranging social activities that help build a strong sense of community.
There is a guest suite with en-suite facilities if friends or family wish to stay the night. There is a mobility scooter room which is easily accessible and where the mobility scooters can be charged safely and securely.

Local Area
Hook is a charming Hampshire village and boasts a mix of architectural styles and the exterior of Roslin Place complements the village's unique character. The wood-style panelling, brickwork and pitched roofs brings together classic style and modern design.

There is a Tesco superstore next to Roslin Place and Hook train station next to that. A little further is the main shopping area which has a Post Office, Doctor's surgery, a dentist, a Boots pharmacy and a selection of retailers. There are a number of restaurants, cafes and takeaways and for fine pub grub there is The Raven or The Crooked Billet.

The village has a lively social scene with several clubs and societies. The nearby town of Fleet boasts a variety of events throughout the year including food and beer festivals. The surrounding countryside offers fabulous walks especially along the idyllic River Whitewater to Bassetts Mead. The ancient King John's castle is just a short drive away and fans of horse racing can head to Ascot racecourse which is just 30 minutes away by car.

Basingstoke is less than 10 minutes away by train and has great shopping, museums, parks, theatres and historic properties. From Hook station there is a direct service to London with travelling time of approximately one hour.

Entrance Hall
Large entrance hall with a convenient utility cupboard with a BOSCH washer/dryer, shelving and storage space. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, bedrooms and shower room.

Living Room with Balcony
A beautifully presented living/dining room benefitting from a glazed patio door with windows to side opening onto a large, covered balcony with glazed balustrades and a easterly aspect overlooking the beautiful landscaped gardens. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Door leads onto a separate kitchen.

Kitchen
A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in white with contrasting worktops. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with microwave oven above, ceramic hob with opaque glass splash back, stainless steel cooker hood, dishwasher and integral fridge freezer.

Bedroom One with en-suite shower room
A spacious and beautifully appointed double bedroom with door to a large walk-in wardrobe fitted with shelving and rails. Windows overlooking the gardens. TV and phone point and ceiling light. Door to en-suite shower room.

En-suite shower room
Modern suite comprising close-coupled WC, vanity unit and wash-hand basin with fitted furniture surround including storage below, mirror, shaver point, walk-in level access shower with thermostatically controlled shower, glass screen and grab rail, tiled walls and anti-slip flooring, chrome ladder style electric heated towel rail, grab rails and ceiling spotlights. Storage cupboard ideal for towels and linen.

Bedroom Two
Spacious second bedroom with views over the gardens. Ceiling lights.

Shower Room
Tiled and fitted with suite comprising a thermostatically controlled shower cubicle with glazed screen and door. Close coupled WC, vanity unit with storage fitted with a white ceramic wash basin and chrome mono lever tap and mirror above with downlighters. Chrome ladder style towel warmer/heater.

Car Parking
This apartment benefits from having an allocated and covered parking space with an electric charging point.

Service Charge (Breakdown)
• Cleaning of communal areas and 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 House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £5,649.50 per annum (for financial year ending 28/02/2027)

Check out what benefits you may be entitled to with our entitlements advisor.

Leasehold
999 from 01/01/2023
No ground rent

Additional information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric wall panel 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







