

Kings Place One Bedroom Retirement Property



14 Kings Place, Fleet, Hampshire, GU51 3FS

The Property

A well presented ground floor one bedroom apartment situated in the McCarthy & Stone Retirement Living Plus development of Kings Place, built in 2015 and located in the heart of Fleet town centre.

Accommodation

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 bedroom, living room and shower room.

The well-appointed living/diner is a good size with French style doors which lead to a patio area. The kitchen enjoys views over the gardens and benefits from a range of fitted appliances which include oven, hob, extractor fan and fridge/freezer. The generous sized bedroom boasts a walk-in wardrobe and views over the gardens. The shower room is fully tiled and fitted with suite comprising of level access shower, WC, wash basin and mirror above.

Communal Facilities

There are outstanding communal facilities on the ground floor which include a welcoming reception area accessed via a camera door entry system, a light and airy homeowners lounge offering tea and coffee making facilities; a welcome shared space for residents to get together or to entertain visitors. An attractive table service restaurant serving a variety of freshly prepared meals daily as an alternative to cooking for oneself, whilst the function room is perfect for gatherings with family and friends to celebrate family occasions for example.

Also on the ground floor is an attractive guest suite for visiting family or friends, laundry with a number of washing machines and dryers and a safe and secure buggy/bike store equipped with charging units. On the first floor is a comfortable reading area overlooking the communal lounge and a wellbeing suite with hairdressing and therapist facilities.

The second floor also has a large sun lounge overlooking the gardens and has a snooker table.

Service Charge/Ground Rent/Lease

Lease Length 125 years from 1st June 2015.

Service Charge £6,644.92 (Last full account)

Ground rent £435.00 per annum

Location

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.



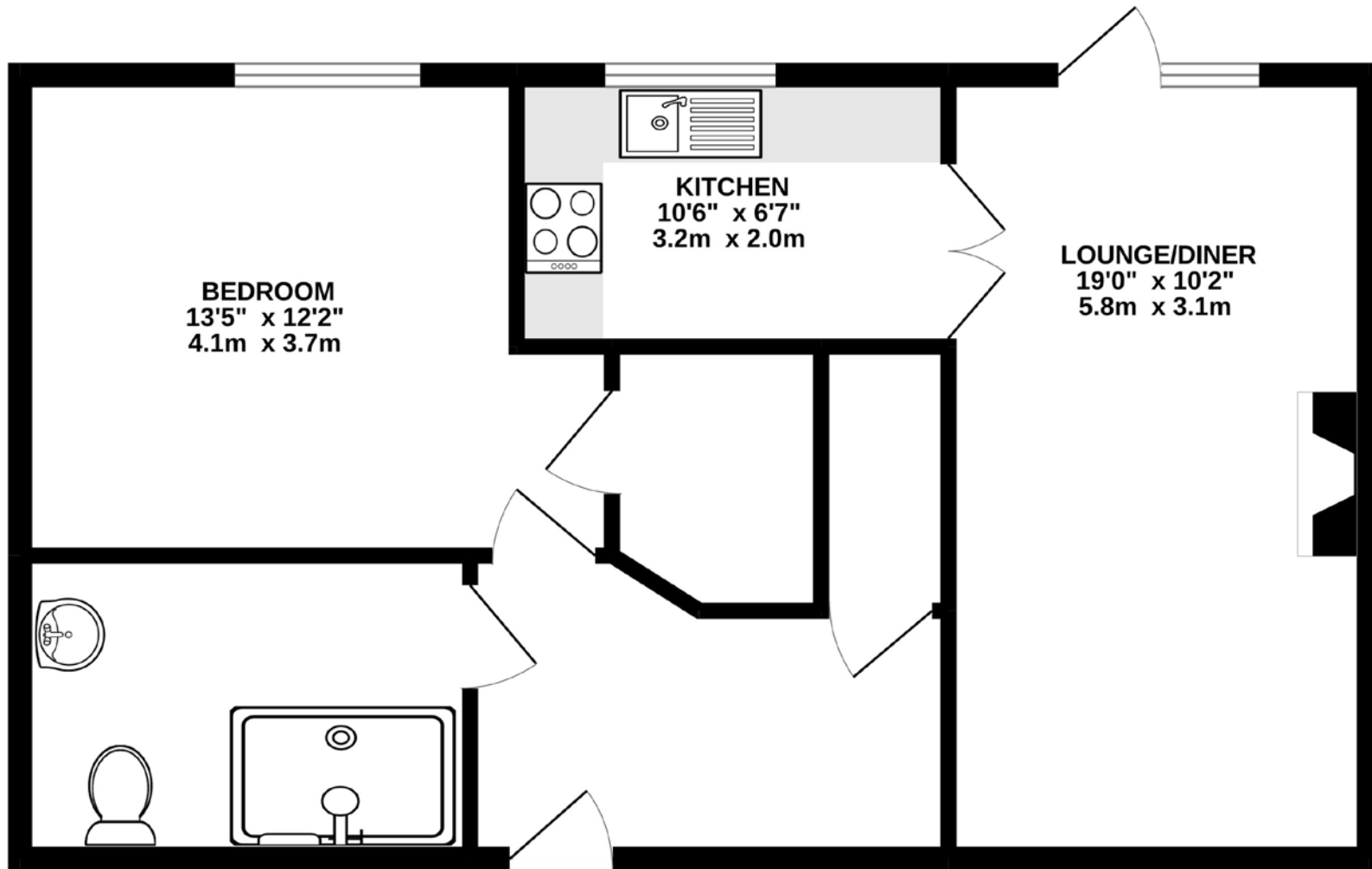








GROUND FLOOR











Places of interest

This ground floor property is ideally located for all of the facilities provided by Fleet town centre, some of which are shown below. There are also a variety of restaurants, coffee shops and a library.

The villages of Hartley Wintney and Odiham plus the attractive market town of Farnham are all within a six mile drive.



Hart Shopping Centre



Basingstoke Canal



Fleet Mainline Railway Station



Fleet High Street



Fleet Pond

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 3FS. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Electric Heating.
EPC Rating B (84)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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