

Keble Court
One Bedroom Retirement Property



62 Keble Court, Fleet, Hampshire, GU52 0AE

The Property

A beautifully presented one bedroom second floor retirement apartment situated in this non-estate sought after area in Church Crookham.

Accommodation

Keeble Court enjoys a semi-rural location and is built with luxury and first class facilities in mind. The setting provides a comfortable, safe and distinctive community suited to the specific needs of older/retired people. There are a few advantages of living within this stunning development which include they typical communal living areas as well as having a beauty treatment room, hair salon and its own café.

The apartment has a feeling of space and comprises; entrance hallway with excellent storage and a Velux electric window letting in lots of natural light. The open plan living space includes the kitchen which benefits from eye and base level Alno cabinets, Neff oven, hob and microwave, built-in dishwasher, fridge/freezer and washer/dryer, opening on to the living/dining room with French style doors leading to the balcony.

The generous bedroom benefits from built-in wardrobes and leads to a luxury Jack and Jill en-suite shower room with level access walk-in shower, toilet, and wash basin with can also be accessed via the main hallway.

For those needing support there is a highly qualified and experienced team on-hand to help anyone that needs a little extra assistance to maintain an independent lifestyle. In addition to the experienced estate manager and dedicated Anchor Homecare staff whom you will get to know well, 24-hour support is provided through Anchorcall; an emergency call telephone alarm system installed in every apartment. Anchorcall is monitored 24 hrs a day ensuring you can call for help should you ever need it. There are also two lifts within the building and scooter storage.

Externally the communal gardens include seated patio area, communal greenhouse, BBQ area and well-maintained space for all residents to enjoy.

Service Charge/Ground Rent/Lease

Service Charge is currently £420.57 a month
Ground Rent is £500.00 per year.
There are 120 years remaining on the lease.

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.























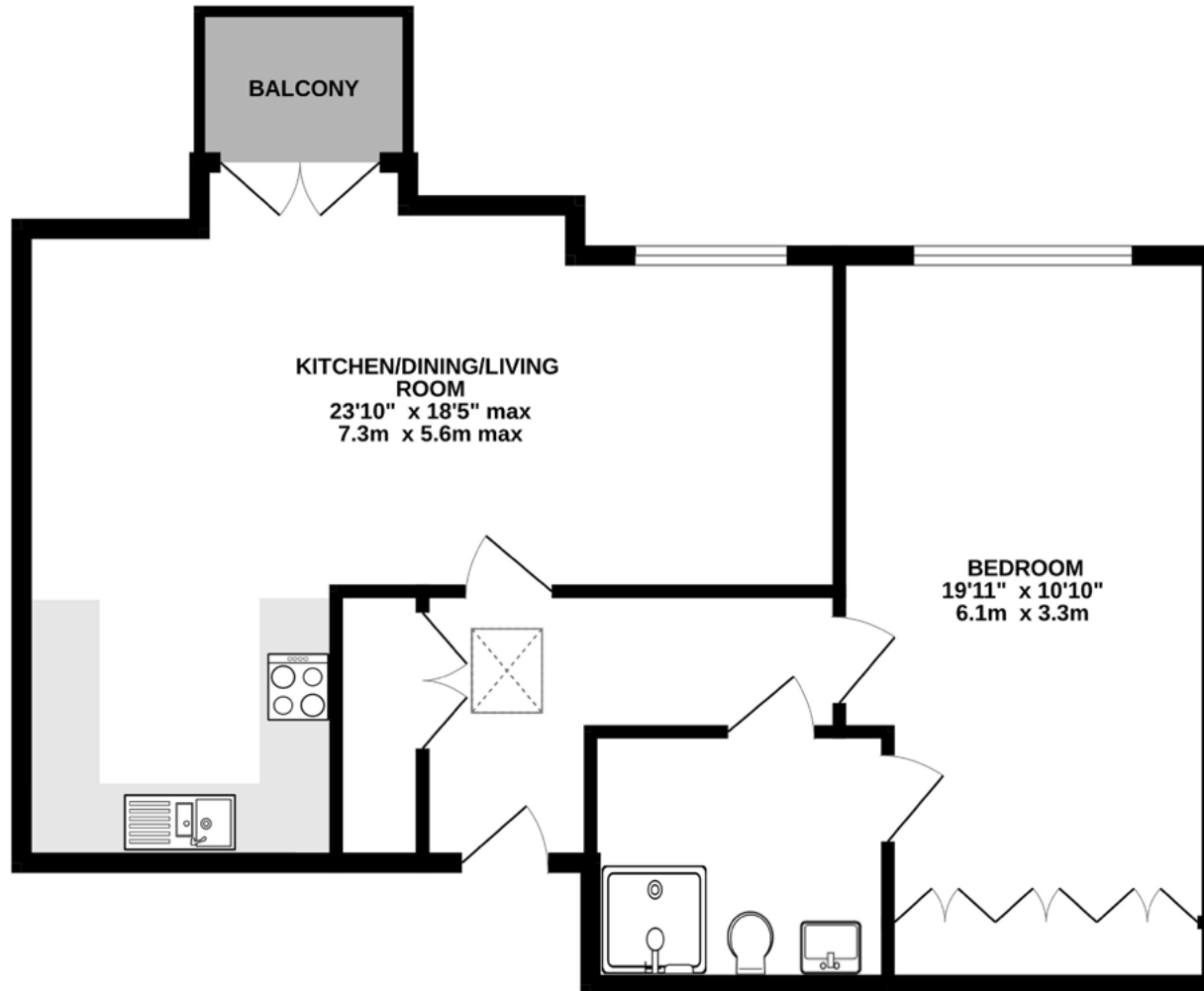












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Places of interest

This second floor apartment 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 GU52 0AE. 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 (81)

Local Authority

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

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