

Kings Place, Fleet

Stunning Two Bedroom Second Floor Retirement Apartment



50 Kings Place, Fleet, Hampshire, GU51 3FS

The Property

This stunning two bedroom apartment is situated on the second floor of Kings Place which is a purpose built luxury retirement development constructed in 2015 by the renowned builder McCarthy and Stone.

The property, which is arguably one of the largest in the development, is located in the heart of Fleet town centre and is within easy access of Fleet mainline railway station

Accommodation

Situated on the second floor, the apartment can be accessed via both the lift and stairs. The accommodation is located off the spacious entrance hallway which has two storage cupboards. There is a beautiful open plan living/dining room/kitchen with windows and French style doors opening onto the large balcony making this large area light and airy. The kitchen which has tiled flooring is fitted with a large range of white gloss units plus integrated appliances including oven, hob, extractor fan, fridge and freezer.

Bedroom one benefits from a walk-in wardrobe/storage cupboard and a en-suite wet room. Bedroom two has fitted wardrobes and there is an additional wet room.

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 (additional charges apply), 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.

This attractive development benefits from stunning landscaped gardens, with a number of seating areas for you to enjoy, allocated parking for residents (subject to availability), as well as guest parking.

The service charge at Kings Place includes;

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas (also includes underfloor heating to all apartments)
- 24-hour emergency call system

- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Buildings insurance for communal areas and apartments
- On site Catering, table service restaurant (additional charges apply)

The enclosed rear garden has a patio area and artificial lawn. There is a pathway leading to a gate at the bottom of the garden which gives access to the car port and allocated parking.

Additional Information

Service Charge is currently £1,006.39 per month.
Ground Rent is £510.00 per annum.
There are 117 years remaining on the lease.

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and restaurants, churches of various denominations and various health care services.













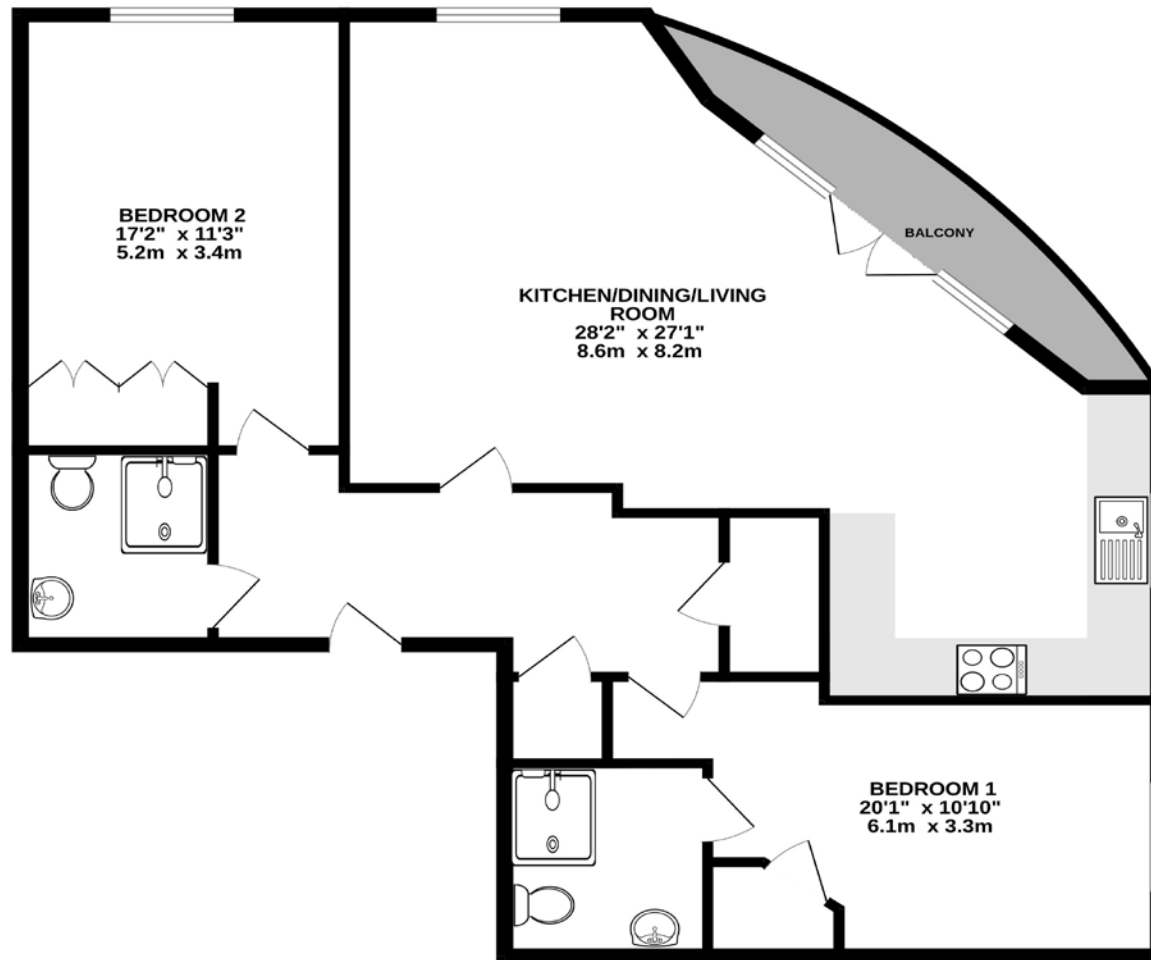








SECOND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205sq.ft. (111.9 sq.m.) approx.

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

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

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).

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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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Community Scheme
EPC Rating - B (85)

Local Authority

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

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