

Keble Court, Church Crookham, Fleet
One Bedroom Apartment



35 Keble Court, Redfields Lane, Fleet, GU52 0AE

The Property

A spacious one bedroom first floor assisted living retirement apartment, situated in the favourable development of Keble Court, Church Crookham.

Keble 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 the typical communal living areas as well as having a beauty treatment room, hair salon and its own café.

Accommodation

This light and airy apartment comprises; entrance hallway with built in storage cupboards. 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 southerly facing balcony.

The generous bedroom benefits from a built in wardrobe and leads to a luxury Jack and Jill en-suite shower room with level access walk-in shower, toilet, and wash basin which 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.

Additional Information

Lease Length - 120 Years Remaining

Ground Rent - £500 p.a

Service Charge - £420.57p.ma











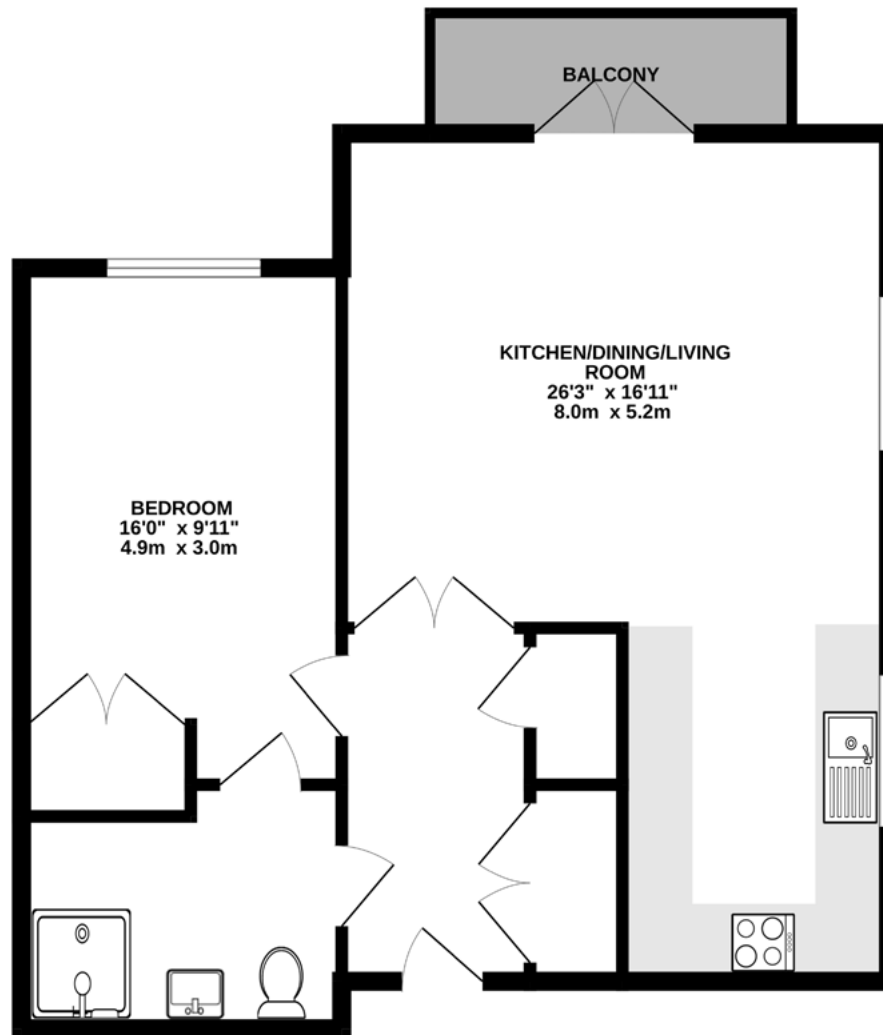












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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).

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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - B (83)

Local Authority

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

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