

Kings Place  
One Bedroom Retirement Property



## Kings Place, Fleet, GU51 3FS

### Accommodation

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

### The Property

The front door leads to the spacious entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/ airing cupboard. Illuminated light switches, smoke detector, and apartment security door entry system with intercom are also located in the hall. Doors lead to the bedroom, living room and shower room.

There is a good sized living room which has double doors to the kitchen. The room is double aspect allowing for natural light to flood in.

The kitchen benefits from a range of fitted appliances including oven, hob, extractor fan and fridge/freezer.

The generous sized bedroom boasts a walk-in wardrobe, ceiling lights, TV and phone point.

The spacious shower room is fully tiled and fitted with suite comprising of level access shower, low-level WC, vanity unit with wash basin and mirror above, shaving point, electric towel rail and extractor fan.

Underfloor heating, fully controllable for each room, features throughout the property and the cost is included in the service charge.

### Communal Areas

There are outstanding communal facilities on the ground floor which include a welcoming reception area accessed via a 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.

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.

### Additional Information

Service Charge is currently £8876.28 per annum  
Ground Rent is £435 per annum

There are 116 years remaining on the lease







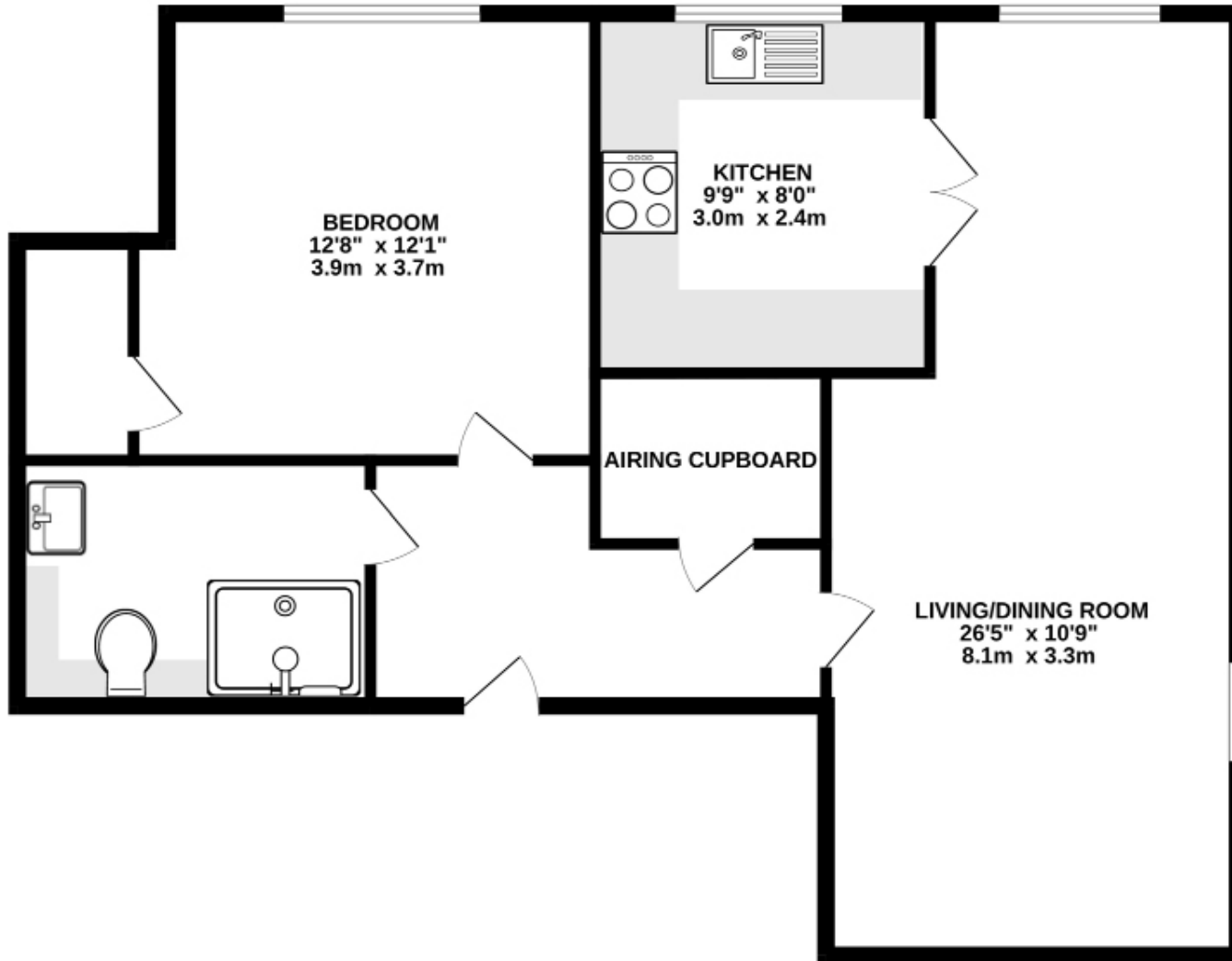












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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.  
Gas Central Heating  
EPC Rating - B (82)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)