

Keble Court, Redfields Lane, Church Crookham

One Bedroom Retirement Apartment



Keble Court, Redfields Lane, Church Crookham, Hampshire, GU52 0AE

The Property

Situated within the sought after development of Keble Court in Church Crookham, this one bedroom second floor retirement apartment is offered to the market with no onward chain. Benefits to this property include two toilets, a 21ft living/dinning room and a wonderful balcony area which offers views over the gardens at Keble Court.

Accommodation

The front door opens into the light and airy entrance hall which gives access to all the accommodation. Within the hall you will find two ample built-in storage cupboards, a skylight and a W/C cloakroom. The spacious living room offers direct access through a set of French doors to the east-facing balcony. The balcony overlooks the communal grounds and offers a high degree of privacy with surrounding trees. Off the living room the kitchen offers plenty of storage and appliance space with a range of fully fitted integrated appliances including oven, hob, dishwasher, and additional appliance space.

The generous main bedroom benefits from a built-in wardrobe and leads to a luxury en-suite shower room with level access walk-in shower, toilet, wash basin and an electric skylight.

Outside

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

Additional Information

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

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 Home care 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.

Lease - 119 Years Remaining

Ground Rent - £500 P/A, reviewed every 25

years (next review is due in 2043)

Service Charge - £515.61p PCM

Sinking Fund: 3% on sale

Age Criteria: 60+ years for females and 65+ years for males

Tax band is C and the local council is Hart.
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, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).





















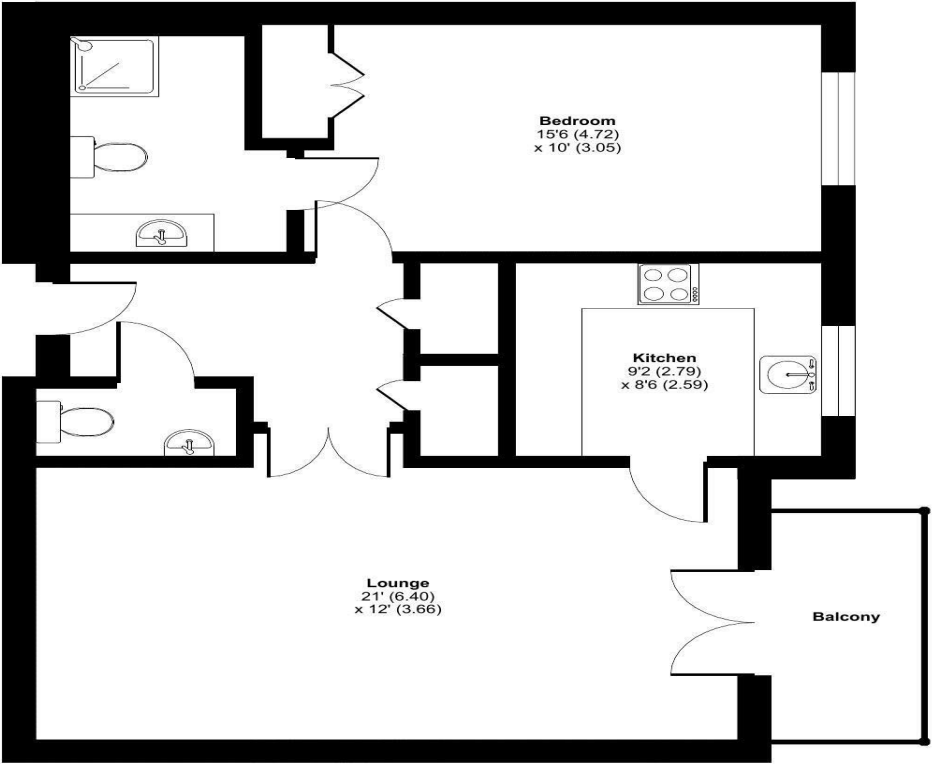




Redfields Lane, Church Crookham, Fleet, GU52

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Anchor. REF: 1162645

Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet High Street



Fleet Train Station



Farnborough Airport

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.

Services & Material Information

Water – Mains
Gas – None
Electric – Mains
Sewage - Mains
Heating – Underfloor Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - B (81)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU52 0AE. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band C

**McCarthy
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