

## Kings Place, Fleet Two Bedroom Retirement Property





## 24 Kings Place, Fleet, Hampshire, GU51 3FS.

### The Property

Situated within close proximity of Fleet town centre and Fleet train station, this two-bedroom first floor apartment is part of a prestigious McCarthy & Stone Retirement Living Plus development for the over 70's. Benefits to this property include a 19ft living/dining room, communal grounds/facilities and no onward chain.

### Accommodation

You are greeted into the property through a generous hallway with a large walk in storage cupboard. All rooms lead off the hallway including the light and spacious living/dining room which measure approximately 19ft. From the living/dining room you have direct access into the kitchen which is fitted with a range of units, tiled floor and appliances including oven, hob, extractor, fridge and freezer. There are two generous bedrooms with built-in storage space. The accommodation is finished with the shower room which benefits from shower, toilet and sink.

Further benefits include security door entry system with intercom, illuminated light switches, smoke detector and emergency pull cord.

There is also a community heating scheme which is included in the service charge.

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, 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, a snooker table and laundry room.

### Additional Information

Tax band is C and the local council is Hart.

Lease – 115 Years.

Service charge is £13,252.32p P/A.

Ground Rent - £510 P/A.

### 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 good health care services.







































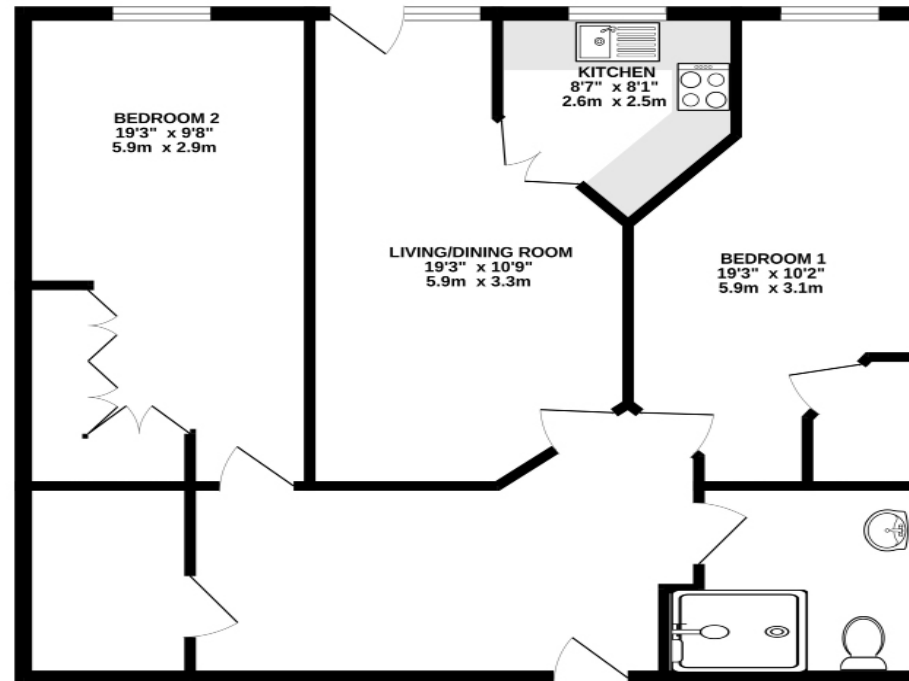








## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances 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 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 – Electric

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - B (85)

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 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 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  
Holden** 

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