

Kings Place

Two Bedroom Retirement Living Apartment



45 Kings Place, Fleet, Hampshire, GU51 3FS

The Property

This extremely well presented two double bedroom apartment is situated on the top floor of the luxurious McCarthy & Stone Retirement Living Plus development of Kings Place, built in 2015 and located in the heart of Fleet town centre.

Accommodation

This attractive corner apartment is located close to the lifts and has no apartment above or adjacent. The property has a spacious hallway which has a walk-in storage cupboard/airing cupboard and the 24-hour Tunstall emergency response pull cord system. There are also illuminated light switches, smoke detector and intercom in the hallway.

The generous living/dining room has a glazed door leading to a Juliet balcony which is perfect for sitting at during the summer time. Double doors from the living/dining room give access to the kitchen which is fitted with a range of white eye and base level units plus a selection of integrated appliance.

There are two double bedrooms with bedroom one benefitting from a substantial walk in dressing area whilst bedroom two offers a study area and fitted bespoke wardrobes. As well as a good size shower room with a large level access shower, wash hand basin and wc there is a separate cloakroom.

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

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. Subsidised by the service charge is the attractive restaurant serving a variety of freshly prepared three course meals. These can be served in the restaurant or delivered to the apartment and is a welcome alternative to cooking for oneself. There is also a function room which is perfect for gatherings with family and friends to celebrate family occasions for example.

Also on the ground floor are two attractive guest suites for visiting family or friends. Laundry services are provided at the development, including on the second floor, with a number of washing machines and dryers. There is 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.

Outside

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.

Location

The property is ideally situated for both Fleet town centre and Fleet mainline railway station. The town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, churches of various denominations and a selection of health care services. Fleet has excellent commuter links by both rail and road including a bus service which stops outside the rear of the property. 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.

Additional Information

Service Charge is £10,627.80 per annum

Ground Rent is £510.00 per annum per annum

Length of lease: 125 years from 01/06/2015

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
- Service charge contributes towards subsidising the cost of restaurant meals
- One hour domiciliary support each week eg cleaning.

















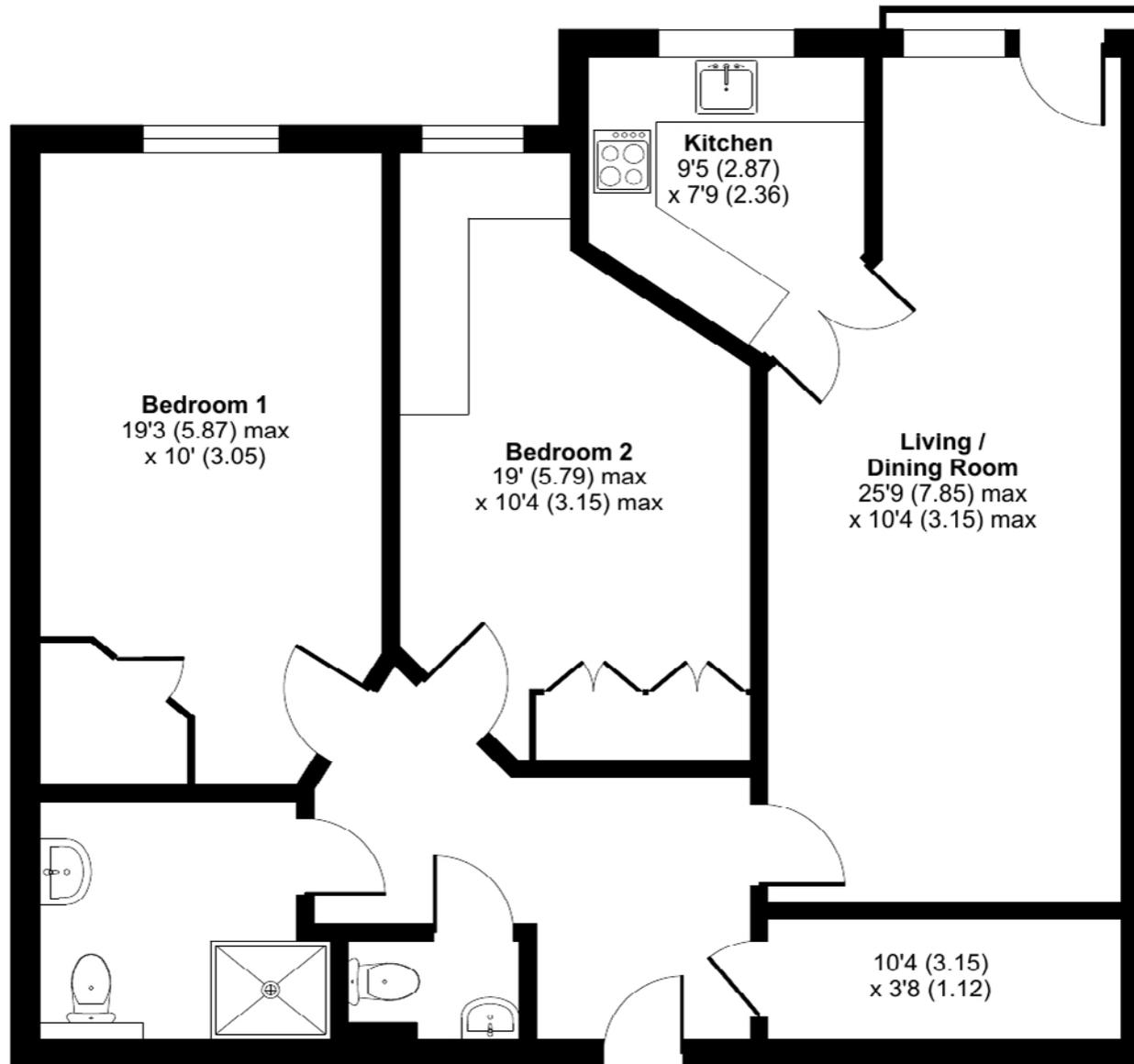




Kings Place, Fleet, GU51

Approximate Area = 898 sq ft / 83.4 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). © ncheom 2023. Produced for McCarthy Holden. REF: 955857











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.
Community Under Floor Heating Scheme
EPC Rating - B (83)

Local Authority

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

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