

# Kings Place

## Two Bedroom Ground Floor Apartment



## 4 Kings Place, Fleet, GU51 3FS

### The Property

This attractive two double bedroom ground floor apartment is part of a prestigious McCarthy & Stone Retirement Living Plus development for the over 70's, situated within easy access of Fleet town centre with its excellent range of facilities plus Fleet mainline railway station.

### Accommodation

The property is offered to the market with no onward chain and has generous and well presented accommodation. There is an entrance hallway with a large walk in storage cupboard and cloakroom. All rooms lead off the hallway including the light and spacious living/dining room which measure approximately 25ft. in length with a fireplace housing electric fire and glazed door giving access to a paved area. Double doors lead from the living room into the kitchen which is fitted with a range of white units, tiled floor and appliances including oven, hob, extractor, fridge and freezer. There are two generous double bedrooms with a built in cupboard in bedroom two. The good size shower room benefits from a level access shower.

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

### Communal Areas

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 and a snooker table.

### Outside

There is an attractive courtyard garden with seating areas.

### Additional Information

**Ground Rent** is £510.00 per annum

**Service Charge** is currently £12,076 per annum to include:

Under floor heating and hot water in apartment

24 hour emergency call system

Subsidised restaurant

One hour domestic support

Building Insurance

Water and drainage rates for apartment and communal areas

Electricity, heating, lighting and power to communal areas

Maintenance of grounds and communal areas

**Length of Lease** - 125 years from 2015

**Council Tax Band** - C Hart District Council

### 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.













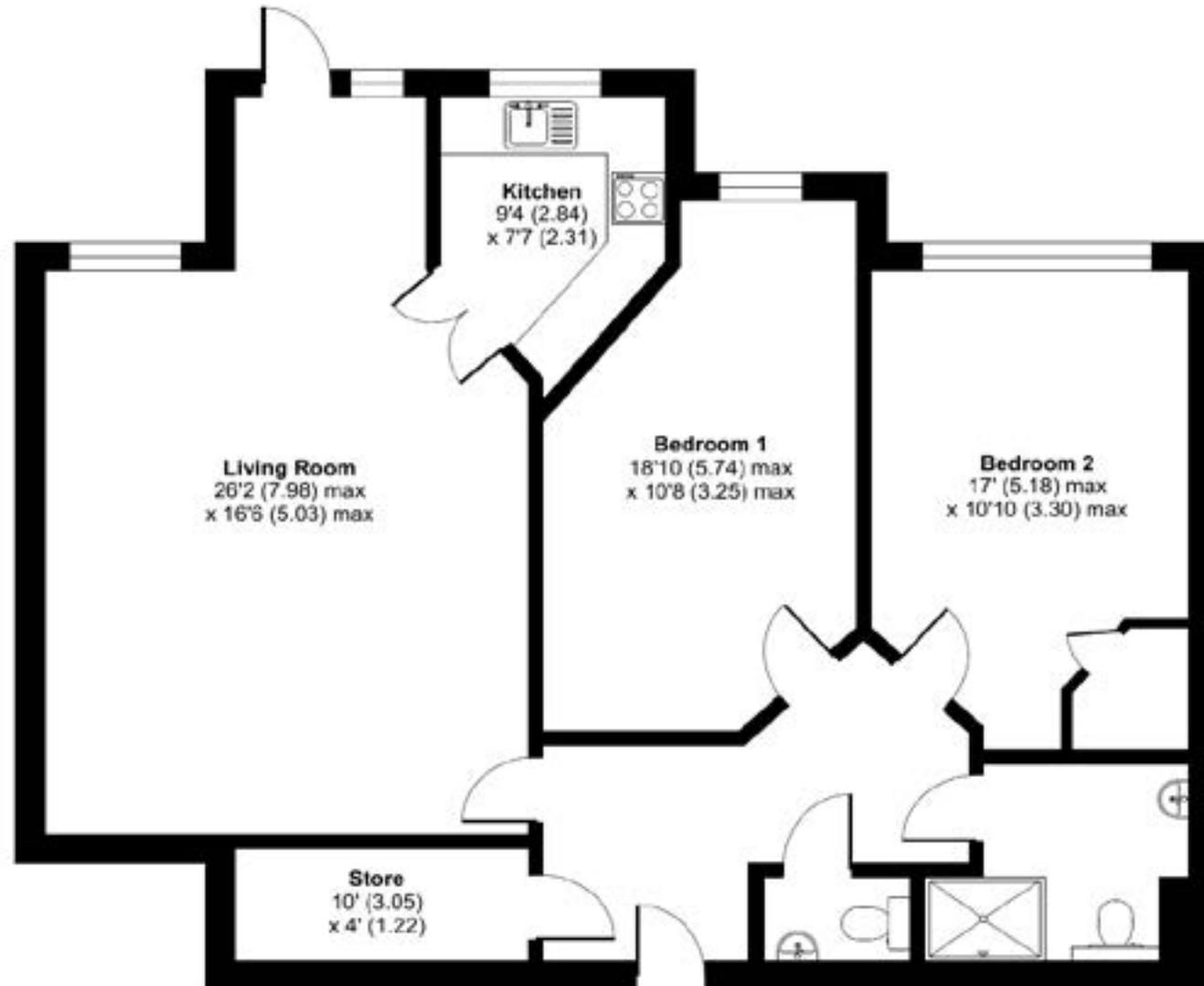




# Kings Place, Fleet, GU51

Approximate Area = 1032 sq ft / 95.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) ©ritcheom 2022. Produced for McCarthy Holden, REF: 895874

# 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 Heating System  
EPC Rating - B (84)

### Local Authority

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

McCarthy  
Holden 

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