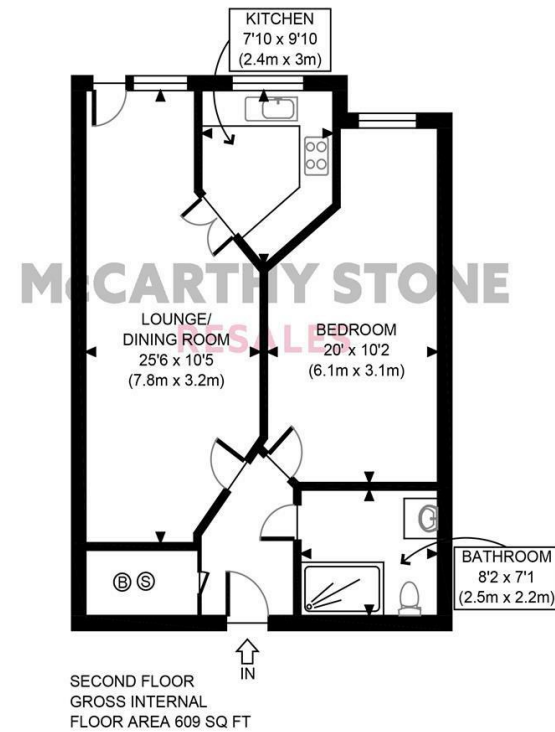


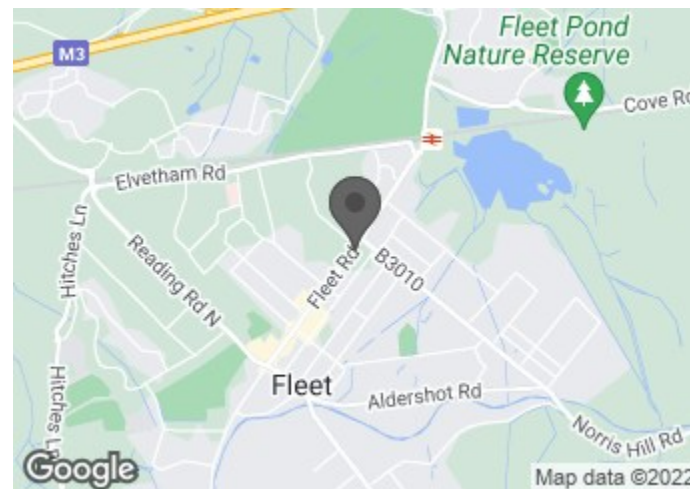
# McCARTHY STONE RESALES

## 40 KINGS PLACE 101-105 FLEET ROAD, FLEET, GU51 3FS



APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM	Kings Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 06/09/22
	photoplan

### COUNCIL TAX BAND: C



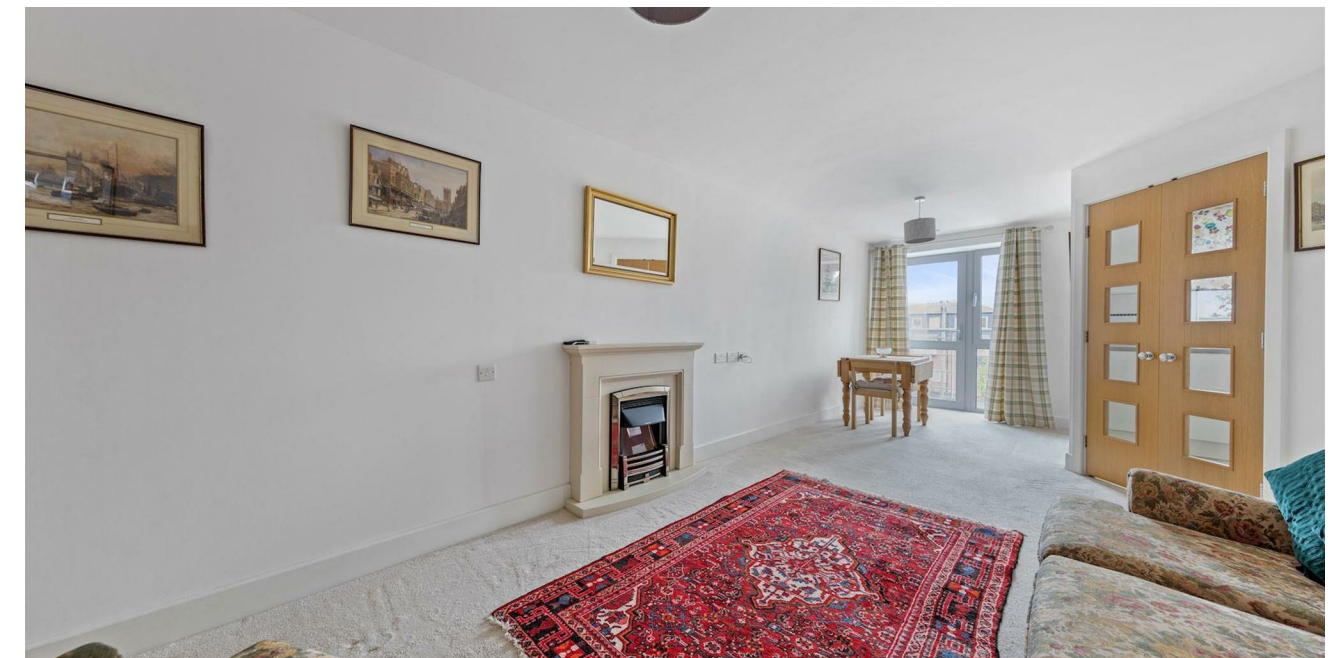
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

A beautiful, bright and well presented one bedroom apartment on the second floor of this exclusive 'Retirement Living Plus' development. This apartment is presented in excellent condition, ready to move into and enjoy the benefits that this desirable 'Retirement Living Plus' development has to offer.

**ASKING PRICE £175,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# KINGS PLACE, FLEET ROAD, FLEET

1 BED | £175,000

## SUMMARY

Kings Place is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s, this development comprises 63 one and two bedroom apartments. The development has an Estate Manager who leads the team and oversees the development. Each apartment has a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include split-level homeowners lounge where social events and activities take place. Kings Place also features a smaller communal sun lounge with views of the landscaped gardens and surrounding areas. There are two fully equipped laundry rooms, a wellbeing suite and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the apartments entrance hall, bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Kings Place with additional services including care and support available at an extra charge, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response 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, apartment security door entry system with intercom. Doors lead to the living room, bedroom and shower room.

## LIVING ROOM

A very well presented and spacious living/dining room with a feature fireplace fitted with a decorative electric fire. A glazed patio door with windows to side open to a juliet balcony and an easterly aspect. Two ceiling light points, raised power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Modern fully fitted kitchen with a good range of white high gloss kitchen units with contrasting worktops and tiled splash backs, tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Electronically operated double glazed window.

## BEDROOM

A double bedroom of good proportions with walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised power points, TV and phone point. Double glazed windows.

## SHOWER ROOM

Fully tiled and fitted with suite comprising a level access shower with a thermostatically controlled shower. Close coupled low level WC, vanity unit with wash basin and mixer tap and an illuminated mirror above. Electric ladder style heated towel rail. Slip resistant floor tiling. Emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal

areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £7,850.76 per annum (up to financial year end 30/09/2023)

## LEASEHOLD

Ground rent: £435 per annum  
Ground rent review: June 2030

Lease: 125 Years from the 1st June 2015

## CAR PARKING

Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

**NO STAMP DUTY TO BE PAID ON THIS PURCHASE.**

