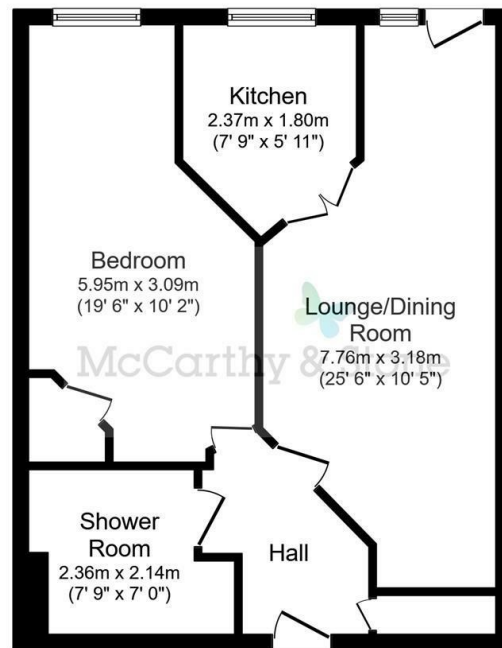


McCARTHY STONE RESALES

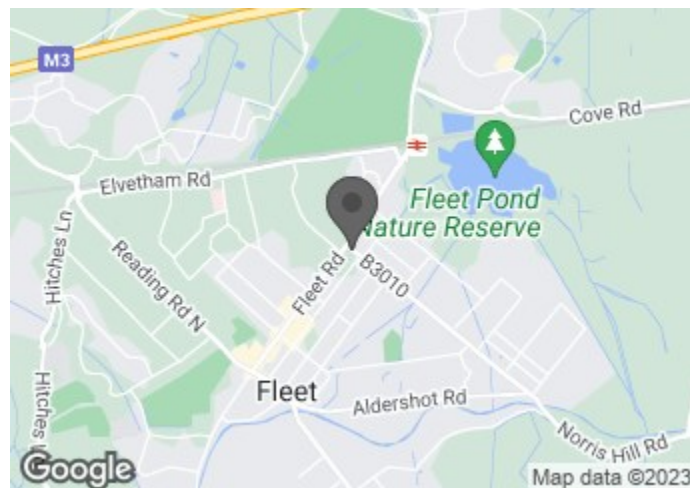
52 KINGS PLACE KINGS ROAD, FLEET, GU51 3FS



Floor Plan

Total floor area 53.0 sq. m. (570 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.localagent.com

COUNCIL TAX BAND: C



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



McCARTHY STONE RESALES

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A one bedroom apartment with JULIET BALCONY, situated on the second floor of a POPULAR retirement development. "I feel happy inside since I've been with McCarthy & Stone" – Quote from a homeowner.

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KINGS PLACE, FLEET ROAD, FLEET.

1 BEDROOMS £170,000

Kings Place is an 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 a Estate Manager who leads the team and oversees the development. Each apartment has a 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 well being 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 your 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. However, 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 pull cord 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 and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LOUNGE

A well-proportioned lounge with Juliette balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

SERVICE CHARGE

- 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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £7,850.76 per annum (for financial year ending 30/09/23)

LEASEHOLD

Lease 125 Years from 2015
Ground Rent: £435 per annum
Ground rent review date: June 2030

