



Selbon

Residential sales & lettings

Kings Place, Albert Street, Fleet,
Hampshire, GU51 3FS

Offers in excess of £100,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Modern retirement apartment (over 70's)
- Lounge/Dining Room
- Bedroom & Shower Room
- Communal restaurant, lounge, function room & library
- In house manager & 24/7 assistance
- Communal entrance & grounds
- Kitchen
- Double glazed windows & under floor heating
- Guest room (available to relatives)
- No onward chain

Selbon Estate Agents are delighted to offer this modern ground floor retirement apartment, conveniently located within close proximity of Fleet town centre and mainline railway station.

Built by Mssrs MCarthy & Stone in 2015, the apartment and development has been finished to a very high standard and the property was granted a 125 year lease in 2016 with 114 years remaining. We are advised that the current ground rent is £435 per annum and the service charges are £10,165.62 per annum.

Kings Place is a modern retirement complex for the over 70's, with apartments spread over 3 floors, there is access to a laundry room, sun lounge and a communal lounge. On the ground floor there is a communal entrance with security entry, reception area and managers office, restaurant (subsidised), function room, guest room (available to relatives to rent), lounge and library. There are communal grounds, mobility scooter store with power, 24/7 emergency assistance, 1 hour assistance per resident per week (cleaning/washing/shopping etc), well being suite and lifts. The cost of water and laundry rooms are included in the service charges. (New residents entitled to keep their pets). There are parking spaces available to rent.

The apartment is set on the ground floor, the front door leads to a spacious entrance hall with security entry system, walk in airing cupboard and doors leading to the lounge/dining room, double bedroom and modern wet room.

The 26ft lounge dining room has space for sofas and a small dining room table and chairs with double doors leading to the kitchen and a door leading to the communal gardens. The 8ft modern fitted kitchen has work surfaces, storage units, built in appliances and a double glazed window overlooking the communal grounds.

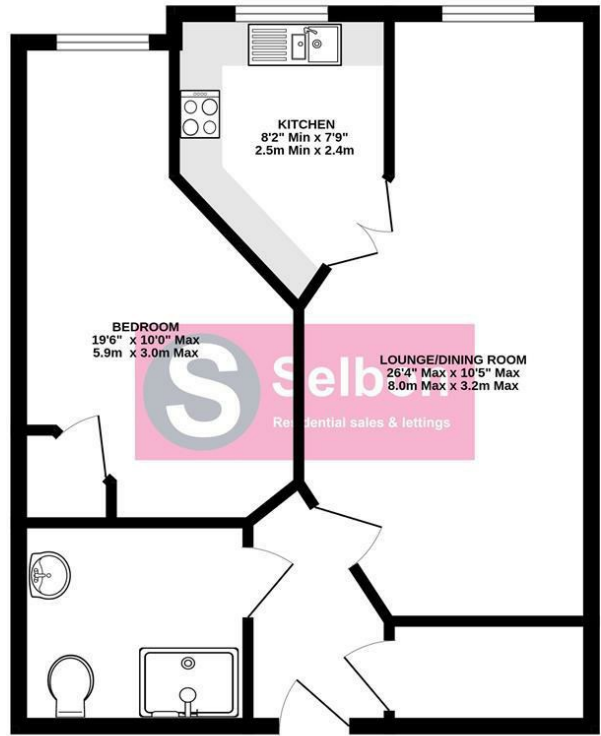
There is a 19ft bedroom with a good size fitted wardrobe and there is a large fully tiled wet room.

Offered with no onward chain we highly recommend a viewing to appreciate the features of the development and the apartment.



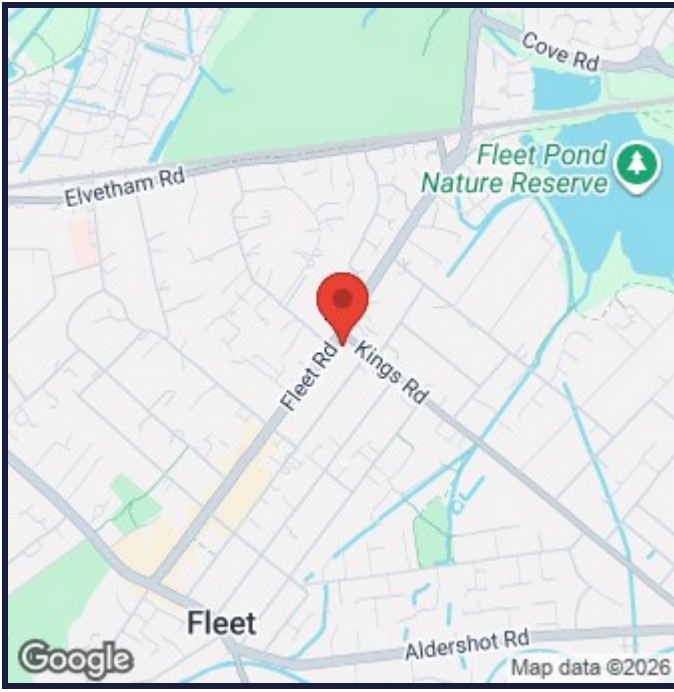


Floor Plans

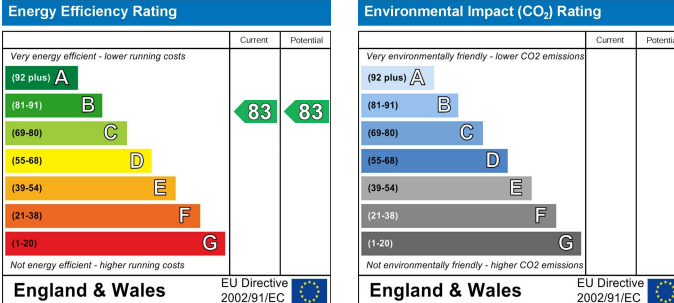


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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