



Kings Place | | Fleet | GU51 3FS

Auction Guide £50,000 Leasehold

Waterfords 
Residential Sales & Lettings

Kings Place | Fleet | GU51 3FS Auction Guide £50,000

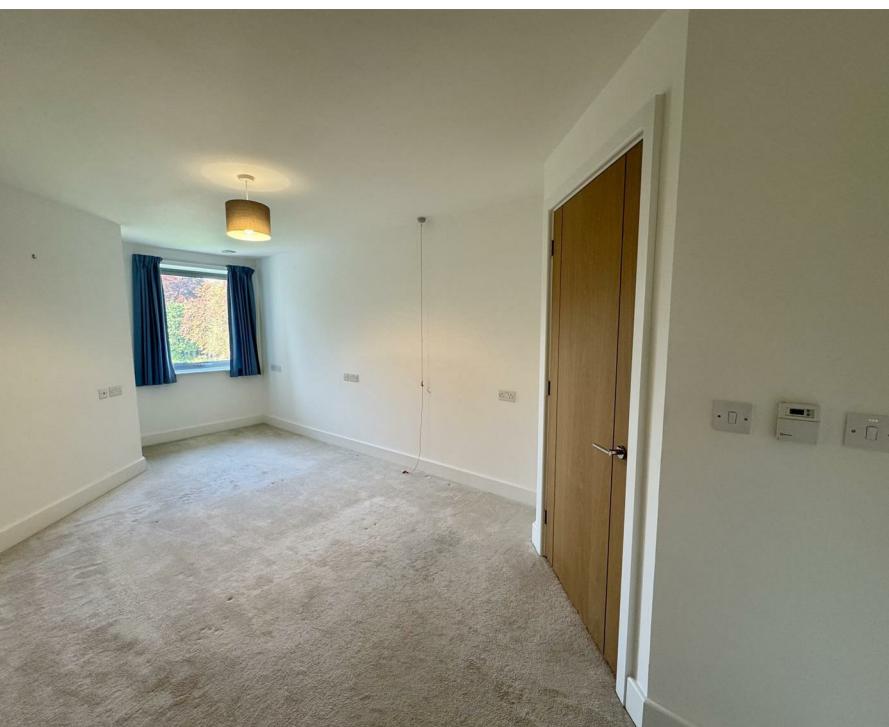
Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000
Stylish one-bedroom apartment in the sought-after Kings Place Retirement Living Plus development (Over 70s), just moments from Fleet town centre. Located on the second floor, this well-presented home features a modern kitchen, spacious shower room, underfloor heating, and 24-hour emergency support. Enjoy a vibrant community with access to a restaurant, lounges, landscaped gardens, wellbeing suite, and guest facilities—all with on-site staff available around the clock.

- Spacious double bedroom with ample storage
- Stylish, fully tiled shower room with level-access walk-in shower
- 24-hour emergency call system with personal pendant and call points in key areas
- Lift access to all floors
- Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000
- On-site restaurant offering freshly prepared meals daily
- Secure, on-site parking for residents and visitors
- Immediate 'exchange of contracts' available

Luxury One-Bedroom Apartment in the Exclusive Kings Place Retirement Living Plus Development – For Over 70s

Situated on the second floor of the prestigious Kings Place





Retirement Living Plus development, this beautifully presented one-bedroom apartment offers the perfect blend of independence and support, ideal for those aged 70 and over. Located just a short walk from Fleet town centre, the property benefits from easy access to local shops, amenities, and transport links.

The apartment features a modern, fully fitted kitchen, stylish shower room with level-access walk-in shower, underfloor heating throughout, and a 24-hour emergency call system for complete peace of mind. Designed for comfort, security, and convenience, every detail has been thoughtfully considered.

Outside you will find well-maintained communal grounds with lawned areas and plenty of seating, perfect for relaxing or socialising outdoors. On-site parking is also available for residents and guests.

This outstanding development provides the ideal environment for comfortable, secure retirement living with flexible care and support options available as needed.

Kings Place is ideally positioned close to the heart of Fleet, with easy access to local shops, cafes, a post office, medical facilities, and excellent public transport links. The development is not just a place to live—it's a supportive community where you can enjoy the lifestyle you choose with the comfort of knowing help is available when needed.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer



in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

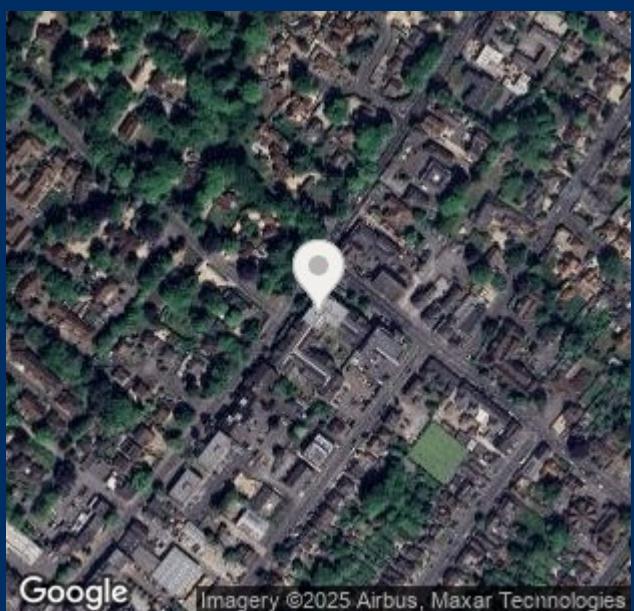
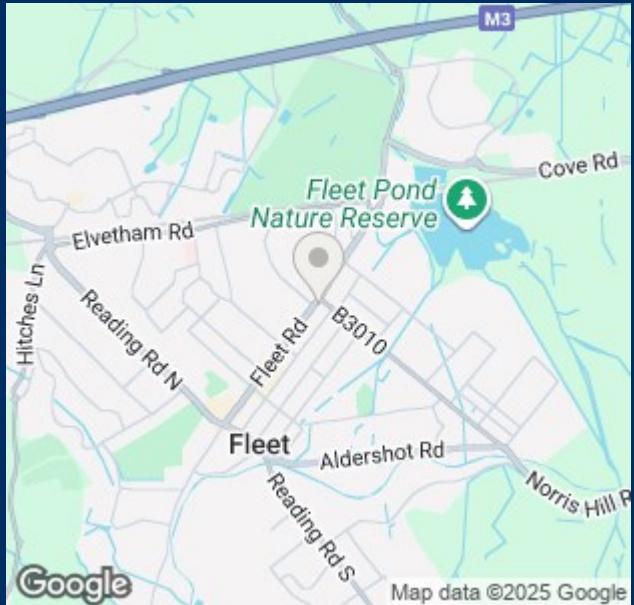
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

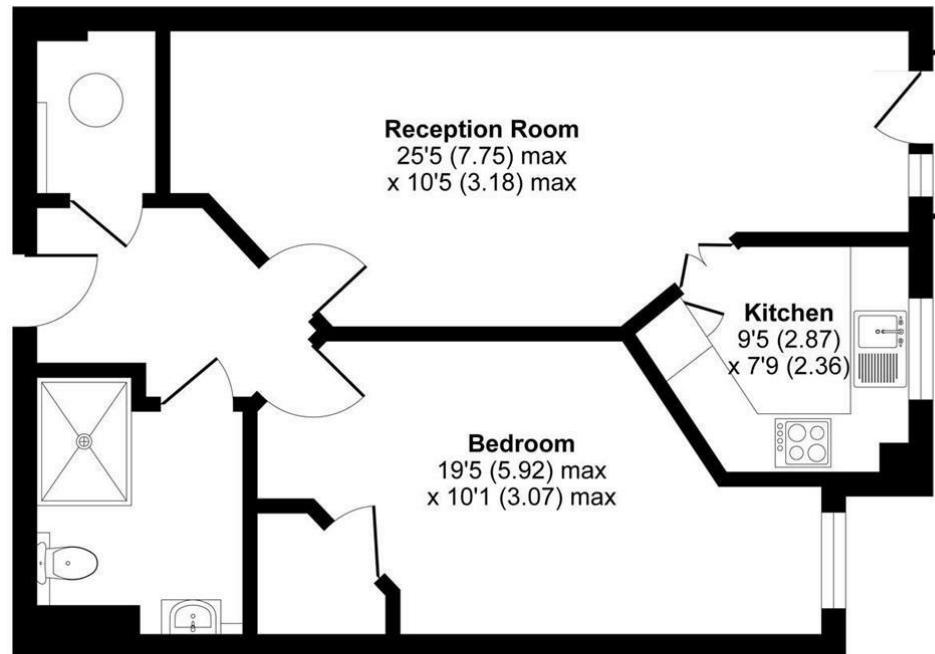




Kings Place, Fleet, GU51

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'che.com:117

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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