

## 44 Kingsley Court

Windsor Way, Aldershot, Hampshire, GU11 1HZ



**PRICE: Offers in the Region Of £40,000**      **Lease: 125 years from 2006**

### Property Description:

#### **A ONE BEDROOM SECOND FLOOR ASSISTED LIVING CORNER RETIREMENT APARTMENT**

Kingsley Court consists of one and two bedroom apartments and offers residents the prospect of continued independence in a secure environment. Kingsley Court comprises of 67 properties arranged over 4 floors each served by lift. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be the age of 65 years or over. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Estates Manager & Assistants (24 hour cover)
- Residents' lounge, Function room and Restaurant
- Communal car parking (on a 1st come basis)
- Minimum Age 65
- Wheelchair accessible & Battery car store
- Lease 125 years from 2006



**For more details or to make an appointment to view, please contact Millie & Carla**



Total floor area 55.0 sq.m. (592 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).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£405.00**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£8878.74**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.