

Keble Court

Church Crookham, Fleet



Situated on the second floor, this larger than average one bed retirement apartment benefits from a private balcony with views over the surrounding trees. Comprising an open plan living/dining room with double doors to balcony, kitchen with integrated appliances, bedroom with fitted wardrobes and ensuite shower, plus a hallway with storage cupboard.

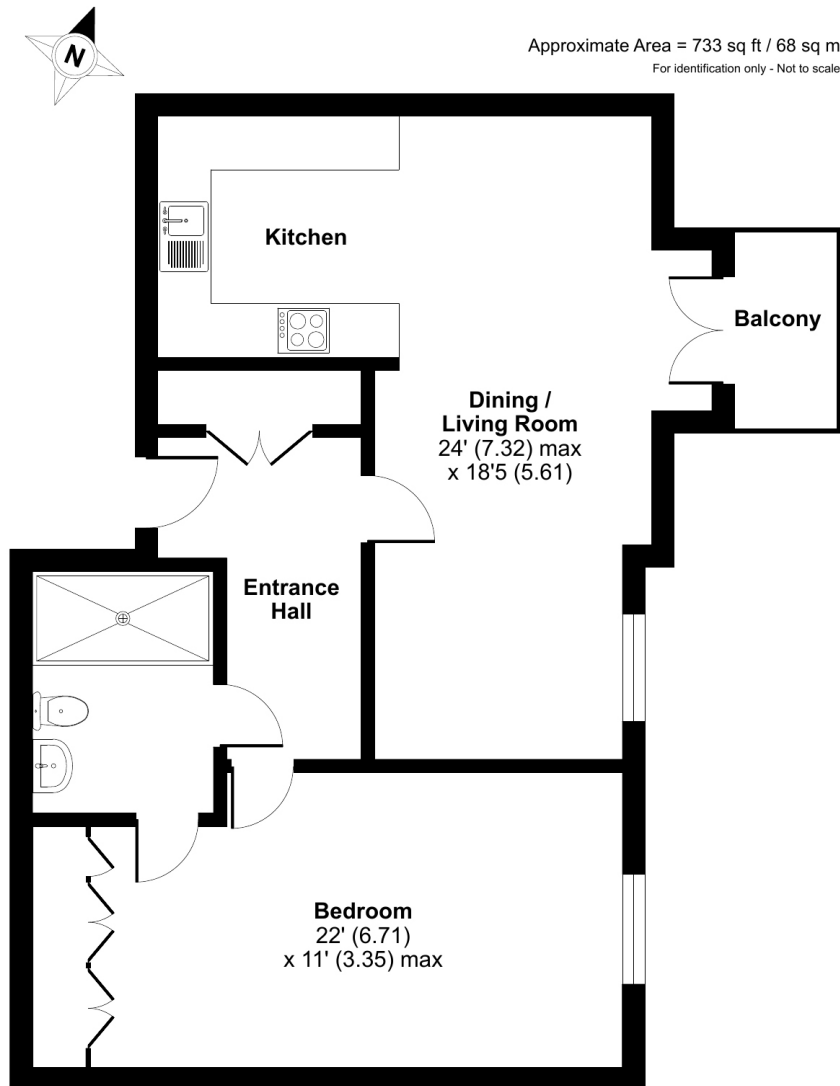
One Reception / Kitchen / Bedroom / Ensuite Shower / Hallway / Balcony

£250,000



www.anchorresales.org.uk / 0808 296 8453

Keble Court



SECOND FLOOR

Key Facts

Lease:	125 years from 1st Sept 2018 (approx. 120 years remaining)
Service Charge:	£420.57 pcm (£96.79 pw) (reviewed annually, updated from 1st April)
Ground Rent:	£500 per year (to be reviewed every 25 years, next review is due in 2043)
Council Tax band:	C
Sinking Fund:	3% on sale
Age Criteria:	60+ years for females and 65+ years for males
Energy rating:	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Keble Court

Located in the charming village of Church Crookham in Hampshire, Keble Court enjoys a semi-rural outlook and is close to a range of amenities. From the luxurious apartments through to the first-class facilities, every feature has been designed to meet the specific needs of older people. This is a place where comfort, community and complete peace of mind all come as standard. And you'll be pleased to find more than a few unexpected luxuries around Keble Court. The highly popular Vista Café and the hairdressing/beauty salon are just two examples that make this development distinctive.

We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Virtually furnished images may be used for marketing purposes. We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.