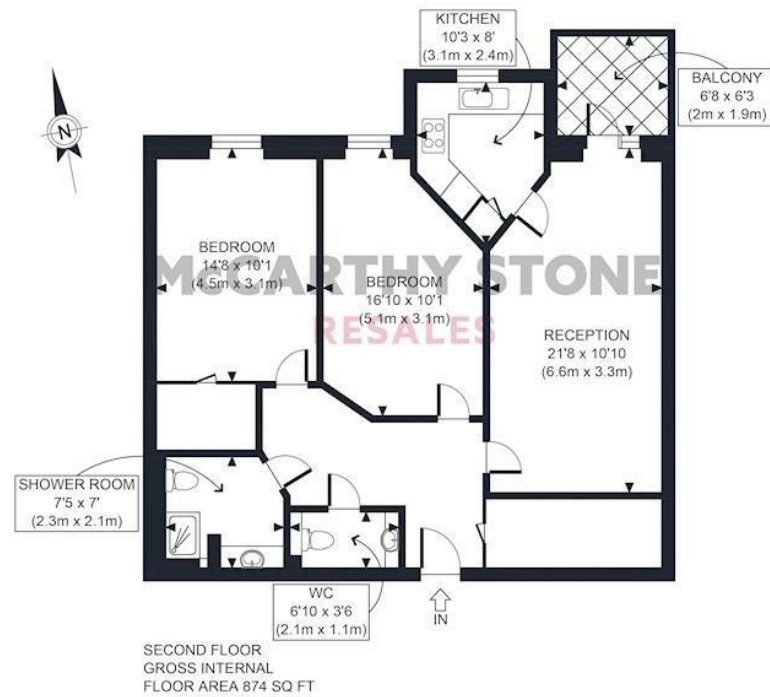


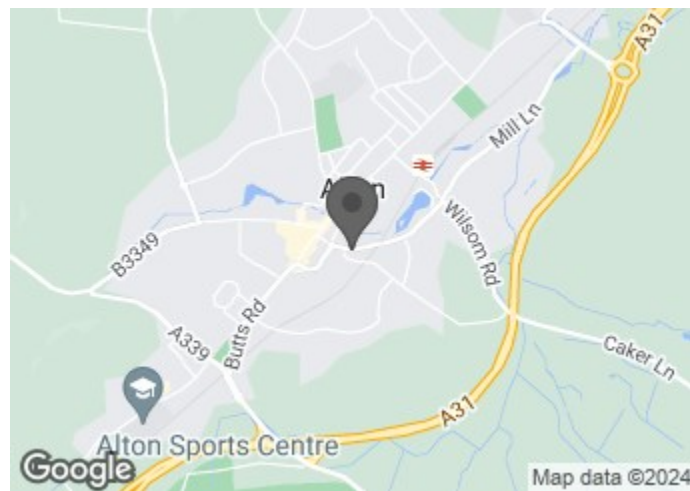
# McCARTHY STONE RESALES

**40 AUSTEN PLACE,**  
LOWER TURK STREET, ALTON, GU34 1FZ



APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM	Austen Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 07/01/22
	photoplan

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(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			



# McCARTHY STONE RESALES

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A beautifully presented and spacious second floor apartment with two double bedrooms, modern fully fitted kitchen and benefits from a large living room with direct access onto a walk-out balcony overlooking the landscaped gardens.

**PRICE REDUCTION**

**ASKING PRICE £370,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# AUSTEN PLACE LOWER TURK STREET,

# 2 BEDROOMS £370,000

## SUMMARY

Austen Place is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises a modern fully fitted kitchen, fitted and tiled shower room, guest WC, two spacious double bedrooms with the master bedroom having a walk-in wardrobe and a large living room with balcony and views over the landscaped gardens.

Communal facilities include a Club lounge where social events and activities take place, a function room, a wellbeing suite and landscaped gardens. There are fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is 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 Austen 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.

Austen Place is situated a stone's throw from a Sainsbury's supermarket and a short walk from the high street, which offers a wealth of local amenities to choose from.

## ENTRANCE HALL

Front door with spyhole leads to the spacious entrance hall, the 24 hour Tunstall emergency response call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the bedrooms, living room, shower room and WC.

## LIVING ROOM WITH BALCONY

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a balcony with external lighting and views over the

landscaped gardens. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to kitchen.

## KITCHEN

Fully fitted kitchen with modern cupboard doors and coordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a fitted Bosch electric oven. A fitted Bosch electric ceramic hob with a stainless steel Bosch extractor over and opaque glass splashback. Electrically operated double glazed window.

## BEDROOM 1.

A spacious double bedroom with door to a large walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights, full length window allowing maximum natural light looking out over the landscaped gardens.

## BEDROOM 2.

A second double bedroom of excellent proportions. TV and phone points and ceiling lights. Full length window over the landscaped gardens.

## SHOWER ROOM

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, modern fitted walk-in bath (can be easily removed if unwanted as below is the level access shower with thermostatically controlled shower). fully tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## GUEST WC.

Tiled and fitted with suite comprising low level WC, ladder style heated towel rail, wash hand basin and mirror above.

## SERVICE CHARGE (BREAKDOWN)

- 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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £11,172.34 per annum (for financial year ending 30/06/2024)

## LEASE INFORMATION

Lease Length: 999 years from Jan 2018

Ground Rent: £510 per annum

Ground rent review date: Jan 2033

## CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

