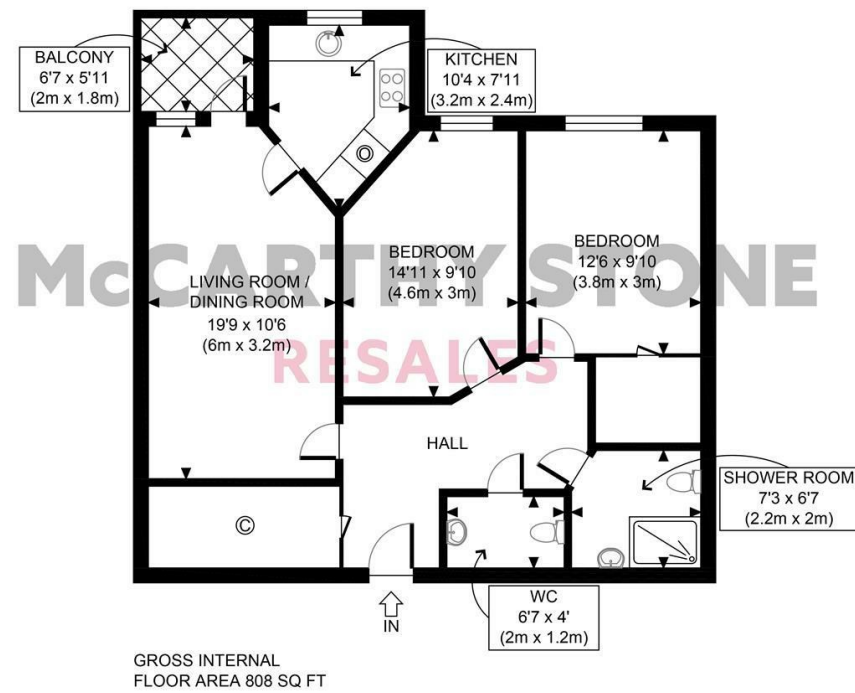


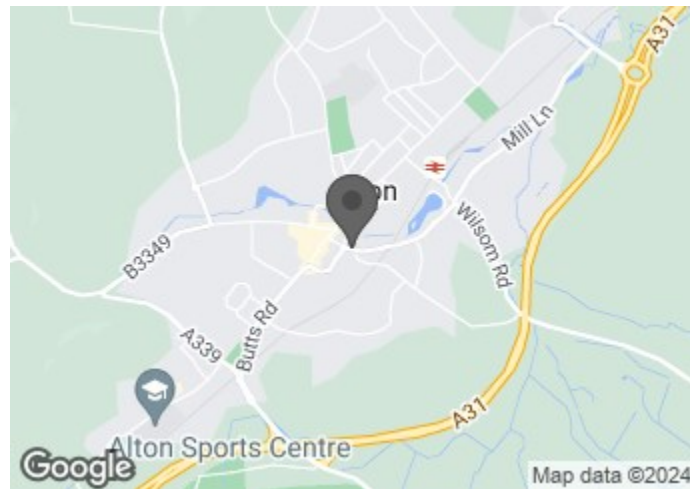
McCARTHY STONE RESALES

57 AUSTEN PLACE LOWER TURK STREET, ALTON, GU34 1FZ



APPROX. GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 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 23/02/23 photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A thoughtfully designed and spacious second floor Retirement apartment in this 'Living Plus' development.

The apartment comprises, a large living/dining room with a walk-out balcony and distant views across Alton, separate fully fitted modern kitchen, two double bedrooms, a wet room style shower room and a separate WC/Cloakroom.

ASKING PRICE £389,500 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

AUSTEN PLACE, LOWER TURK STREET, ALTON

2 BED | £389,500

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.

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 entrance hall, the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and

airing cupboard. Doors lead to the two double bedrooms, living room, shower room and the separate WC/Cloakroom.

LIVING ROOM WITH BALCONY

A very well presented spacious living/dining room with a feature fireplace giving the room an attractive focal point. Two ceiling light points, raised power points and Sky & Sky+ sockets. TV & telephone points. Glazed Patio door with window to side giving access to a covered walk-out balcony with lighting. Partially glazed door leads onto a separate kitchen

KITCHEN

Fully fitted modern style kitchen with an extensive range of base and wall units and drawers fitted with contrasting work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer, integrated dishwasher and a fitted Bosch electric oven. There is also a fitted Bosch electric ceramic hob with a stainless steel Bosch extractor over and opaque glass splashback. Electronically operated window.

BEDROOM ONE

A large double bedroom with door to a spacious walk-in wardrobe fitted with shelving and hanging rails. TV and phone point and ceiling lights, full length window allowing plenty of natural light.

BEDROOM TWO

A second double bedroom of good proportions with TV and phone points and ceiling lights. Full length window.

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, walk-in

level access shower with thermostatically controlled shower unit and grab rails. Tiled walls and wet room anti slip flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

WC/CLOAKROOM

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. 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 January 2018

Ground Rent: £510 per annum

Ground Rent review date: January 2033

ADDITIONAL INFORMATION & SERVICES

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

