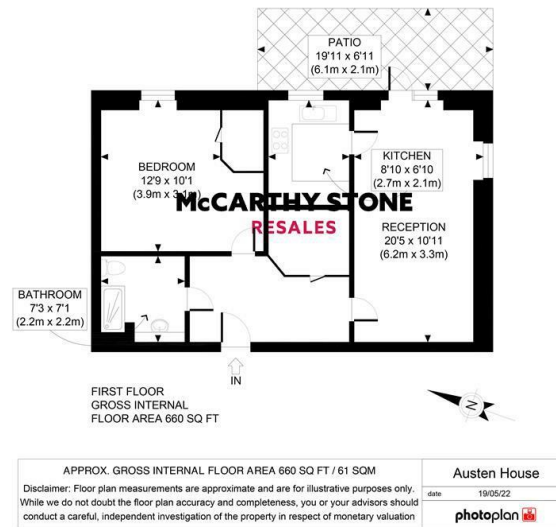


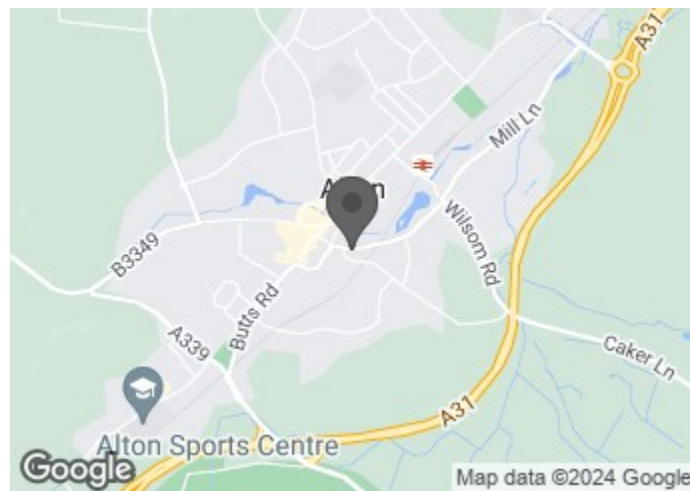
# McCARTHY STONE RESALES

## 20 AUSTEN PLACE

LOWER TURK STREET, ALTON, GU34 1FZ



**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>87</b>
(81-91) <b>B</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 beautiful ground floor, one bedroom apartment with a dual aspect living room giving direct access onto an impressive patio area and gardens beyond.

**PRICE REDUCTION**

**ASKING PRICE £240,000 LEASEHOLD**

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# AUSTEN PLACE, LOWER TURK STREET,

# 1 BEDROOMS £240,000

## 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.

This ground floor apartment comprises a modern fully fitted kitchen, fitted and tiled shower room, spacious double bedroom with walk-in wardrobe and a large double aspect living room with a large paved patio (20' x 7') overlooking 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 hallway, bedroom, bathroom and throughout the building 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 HALLWAY

Front door with spyhole and letter box leads to this spacious 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 bedroom, living room and shower room.

## LIVING ROOM AND PATIO

A very well presented double aspect living/dining room of excellent proportions with a feature fire surround. Two ceiling light points, raised power points. TV & telephone, Sky & Sky+ points. Glazed Patio door with window to side giving access to a delightful covered paved patio with exterior lighting and overlooks the landscaped gardens. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with an abundance of stylish soft closure cupboards and drawers with co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink unit with chrome mixer tap. There is an integrated fridge/freezer, a fitted Bosch electric oven, Bosch electric ceramic hob with a stainless steel Bosch extractor over and opaque glass splashback. Electrically operated double glazed window.

## BEDROOM

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights, full length window.

## SHOWER ROOM

Modern suite comprising 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 and grab rails. fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## 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.

Service Charge: £8,804.65 per annum (up to financial year end 30/06/2025).

## LEASEHOLD

Lease 999 years from Jan 2018

Ground rent: £435 per annum

Ground rent review: Jan 2033

## ADDITIONAL INFORMATION & SERVICES

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

