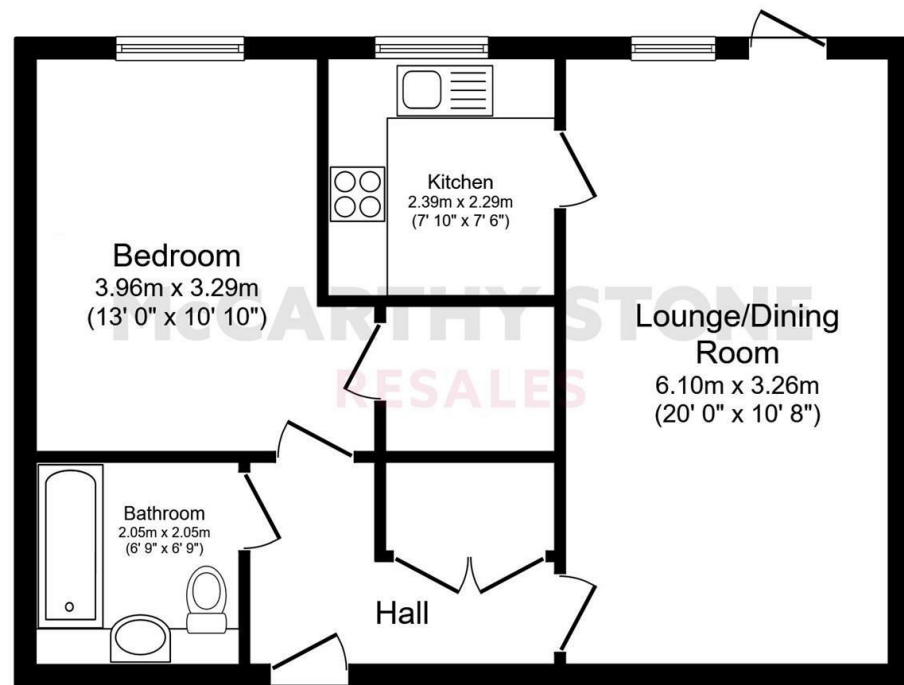


McCARTHY STONE RESALES

23 QUEEN ELIZABETH PLACE ORCHARD LANE, ALTON, GU34 1GZ



Total floor area 52.4 m² (564 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



A FANTASTIC GROUND FLOOR APARTMENT WITH DIRECT GARDEN ACCESS

McCARTHY STONE RESALES

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PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

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

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

QUEEN ELIZABETH PLACE, ORCHARD

1 BEDROOMS £325,000

SUMMARY

Queen Elizabeth Place comprises of 43 one and two bedroom spacious apartments, specially designed to make everyday life a little easier. Our retirement properties in Alton offer the perfect blend for retirees. You get your own beautiful and spacious apartment, but you also have access to an on-site communal lounge and shared gardens where you can make new friends. Plus, because we take care of all the gardening and maintain the outside of your property, you can spend more of your retirement doing the things you love.

You'll also feel safe and secure at our retirement properties in Alton. The development will have a House Manager who will keep everything running smoothly during office hours, and the development will also feature a 24-hour emergency call system you can use at any time.

HALLWAY

Front entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency button, boiler cupboard with washer/ dryer, light and shelving.

LIVING/ DINING ROOM WITH PATIO AND GARDEN ACCESS

A bright room which benefits from a patio door giving access to the patio and garden beyond which provides outside space and views over the communal gardens of the development. A

feature glazed panelled door leads to the kitchen. Power points, telephone and TV point.

KITCHEN

There is an excellent range of light white fronted fitted wall and base units with laminate worktops incorporating a black composite inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, concealed fridge and freezer, single oven and microwave. An additional concealed undercounter freezer. Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting, under cupboard lighting.

BEDROOM

A well-proportioned and bright double bedroom. Triple-glazed picture windows and benefitting from a walk in wardrobe with hanging rails, lighting and shelving. Additional TV point.

BATHROOM

Modern white suite comprising of a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with light up mirror and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and wet room styled tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light. Hand rails throughout the bathroom.

PARKING

Included within the price is a parking space

which is located in a premium position being right next to the walk way of the apartments.

LEASEHOLD

Lease length: 999 years from January 2022

Ground rent £425 per annum

Ground rent review date: January 2037

SERVICE CHARGE

Service Charge

- 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

Service charge: £3,729.36 per annum (for financial year end to 28/02/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

ADDITIONAL INFORMATION & SERVICES

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

