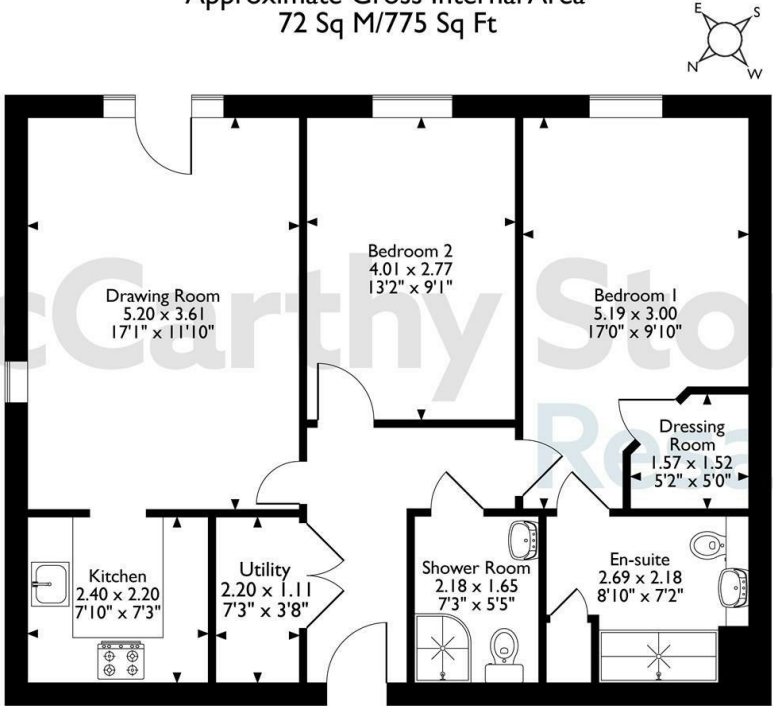


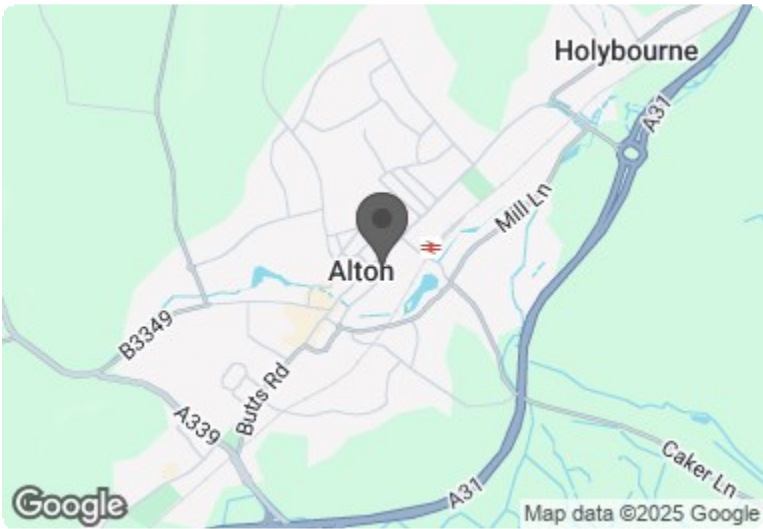
29 Queen Elizabeth Place, Orchard Lane, Alton, Hampshire  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft




First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637744/DST.

Council Tax Band: C



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		
England & Wales		
EU Directive 2002/91/EC		

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.



## 29 Queen Elizabeth Place

Orchard Lane, Alton, GU34 1GZ

PRICE  
REDUCED



PRICE REDUCTION

Asking price **£375,000 Leasehold**

A superb, bright and spacious TWO DOUBLE BEDROOM, TWO SHOWER ROOM retirement apartment, situated on the SECOND FLOOR, boasting a JULIET BALCONY which OVERLOOKS THE COMMUNAL GROUNDS and benefitting from having an allocated PARKING SPACE included.

Call us on **0345 556 4104 to find out more.**



# Queen Elizabeth Place, Orchard Lane, Alton

# 2 Bed | £375,000

PRICE  
REDUCED

### Development Overview

Queen Elizabeth Place comprises of 43 one and two bedroom spacious apartments, specially designed for the over 60's to make everyday life a little easier.

This McCarthy Stone retirement development in Alton offers the perfect blend for retirees. You get your own beautiful and spacious apartment, but you also have access to an on-site communal lounge, where social events take place, and the lovely landscaped gardens. We take care of all the gardening and maintenance outside of your property, so you can spend more of your retirement doing the things you love.

The development has a dedicated House Manager who keeps everything running smoothly during office hours, and you'll feel safe and secure at Queen Elizabeth Place as the development also features a 24-hour emergency call system, for peace-of-mind.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

### Entrance Hall

Front entrance door with spy-hole opens into the entrance hall, where the security intercom system (providing both a visual – via the home-owners TV – and verbal link to the main development) is situated. There is an emergency button, and a door to the airing/boiler cupboard. All other doors lead to the living dining room, bedrooms and shower room.

### Living/Dining Room

A bright and spacious, dual aspect living room which benefits from a door opening onto a Juliet style balcony which overlooks the communal grounds. Power points, telephone and TV point. Opening to the kitchen.



### Kitchen

Boasting an excellent range of light white fronted wall and base units with laminate worktops over. A black composite inset sink and drainer unit sits beneath the window. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, concealed fridge and freezer and single oven. Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting and under cupboard lighting.

### Bedroom One (with En-suite)

A well-proportioned and bright double bedroom. Benefitting from a walk in wardrobe with hanging rails, lighting and shelving. Window, TV point and door to En-suite shower room.

### En-Suite Shower Room

An extensively tiled, contemporary shower room, comprising of a walk-in shower with glass screen and grab rail, WC, wash hand basin with vanity unit and mirror over. Tiled flooring, electric heated towel rail, emergency pull cord and ceiling light. In addition there is a door to a useful storage cupboard.

### Bedroom Two

A second double bedroom which could alternatively be used as a separate reception room, hobby room or office. With window, ceiling lights, TV and phone point.

### Shower Room Two

A modern white suite, comprising of; shower cubicle with grab rail, WC, vanity wash-hand basin with cupboard unit below, light up mirror and shaver point. Extensively tiled walls and wet room styled tiled flooring, electric heated towel rail, emergency pull cord and ceiling light.

### Car Parking

Included within the price is a parking space.



### Lease Information

Lease length: 999 years from January 2022  
Ground rent £495 per annum  
Ground rent review date: January 2037

### 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

Service charge: £5,452.39 per annum (for financial year end to 28/02/2026)

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

**\*\* 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

