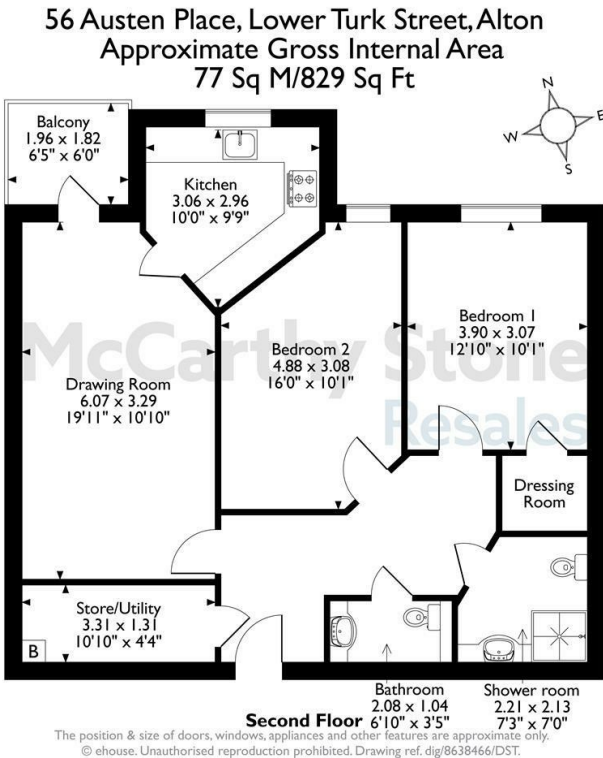


56 Austen Place

Lower Turk Street, Alton, GU34 1FZ



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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Asking price £249,000 Leasehold

A MODERN and SPACIOUS retirement apartment, situated on the SECOND FLOOR and boasting a WALK-OUT BALCONY.

The apartment briefly comprises, a spacious hallway with large walk-in storage cupboard, through living/dining room with door to balcony, a fitted modern kitchen, two double bedrooms, a contemporary wet room style shower room and a separate WC/Cloakroom.

Call us on 0345 556 4104 to find out more.

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

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# Austen Place, Lower Turk Street, Alton

2 Bed | £249,000

### 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.

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, where the 24 hour emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a very useful walk-in storage and airing cupboard. Other doors lead to both double bedrooms, living room, shower room and the separate WC/Cloakroom.

### Living Room with Balcony

A very well presented spacious living/dining room with glazed patio door giving access to a walk-out balcony. Two ceiling light points, raised power points and Sky & Sky+ sockets. TV & telephone points. Partially glazed door leads onto a separate kitchen.

### Kitchen

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 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: £12,571.93 per annum (for financial year ending 30/06/2026)

### 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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.  
**\*\* 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

