

Council Tax Band: C



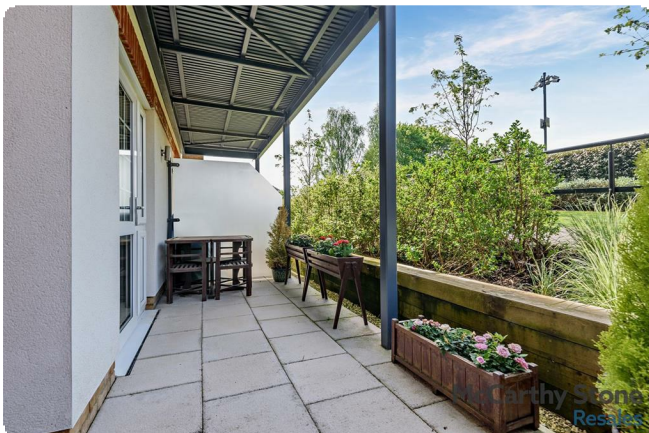
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 9 Queen Elizabeth Place

Orchard Lane, Alton, GU34 1GZ



**Asking price £450,000 Leasehold**

A superb TWO BEDROOM retirement apartment, situated on the GROUND FLOOR. This well presented, modern property boasts a PRIVATE PATIO AREA overlooking the communal gardens, two bathrooms including an EN-SUITE with the master bedroom also benefitting for a WALK IN WARDROBE.

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



# Orchard Lane, Alton

## 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. The hallway additionally provides access to the living/ dining room, both bedrooms and the shower room.

## Living / Dining Room

A bright room which benefits from a fully glazed door opening to a private patio area with views over the grounds. Power points, telephone and TV point. Access to the kitchen.

## 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 and single oven. A concealed undercounter dishwasher . Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting, under cupboard lighting.

## Bedroom One With En-suite

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.

## En-suite

Comprising of a walk in with a thermostatically controlled shower unit and hand rails. Plus fully tiled walls and wet room styled tiled flooring. electric heated tower rail, emergency pull cord and ceiling spotlight.

## Bedroom Two

a well proportioned double bedroom, Ceiling lights, TV and phone point.

## Shower Room

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, shower with a thermostatically controlled shower on an adjustable slide with hand rail. Fully tiled walls and wet room styled tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## Parking

There is not a parking space included in the sale of this property.

## Leasehold

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



# 2 bed | £450,000

## 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: £5452.32 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 and 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

