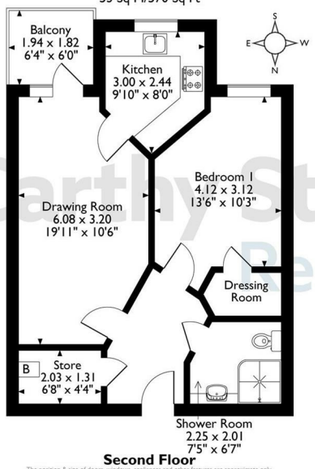
Excellent

Trustpilot

McCarthy & Stone
Resales.

48 Austen Place, Lower Turk Street, Alton, Hampshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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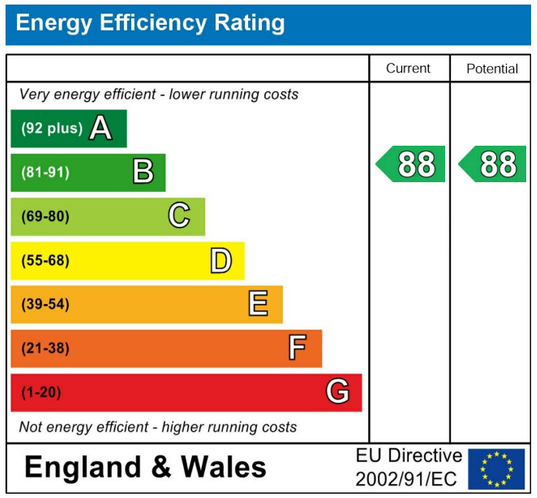

48 Austen Place

Lower Turk Street, Alton, GU34 1FZ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 48 Austen Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom second floor apartment
- Walk out balcony with southerly aspect
- In-house Table Service Restaurant
- Social Homeowners Lounge
- Beautiful landscaped gardens
- Wellbeing Suite
- Laundry Room
- One hour of domestic assistance included each week
- Guest suite for family and friends
- 24/7 staffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

48 Austen Place, Alton

1 | 1 | Asking price £130,000

Development Overview

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.

Apartment overview

A bright and spacious one-bedroom retirement apartment featuring a generous living and dining room with direct access to a delightful walk-out balcony overlooking the beautifully landscaped communal gardens. The separate modern kitchen is well appointed with integrated appliances and ample storage, providing both style and practicality.

The accommodation also includes a well-proportioned double bedroom, a useful walk-in storage cupboard, and a contemporary shower room with a stylish walk-in shower and vanity storage. Thoughtfully designed throughout, this attractive apartment offers comfortable and convenient living in a welcoming retirement community, with pleasant garden views and excellent outdoor space to enjoy.

Social Lifestyle

The Communal Lounge is at the heart of the community at Austen Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Austen Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens

One of the main social hubs of Austen Place is the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £9,765.44 per annum (Up to financial year end 30/06/2027)

Lease Information

Lease Length: 999 years from Jan 2018

Ground Rent: £435 per annum
Ground rent review date: Jan 2033

Parking

Parking is by allocated space subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Services & Additional Information

** 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

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
- Water softener servicing the shower room and kitchen