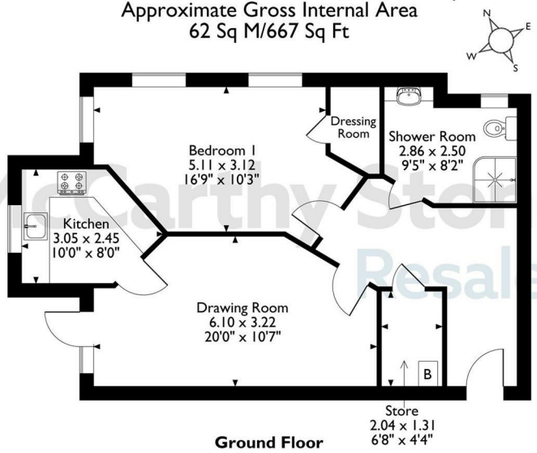
Excellent

Trustpilot

McCarthy & Stone
Resales.

8 Austen Place, Lower Turk Street, Alton, Hampshire
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



Ground Floor

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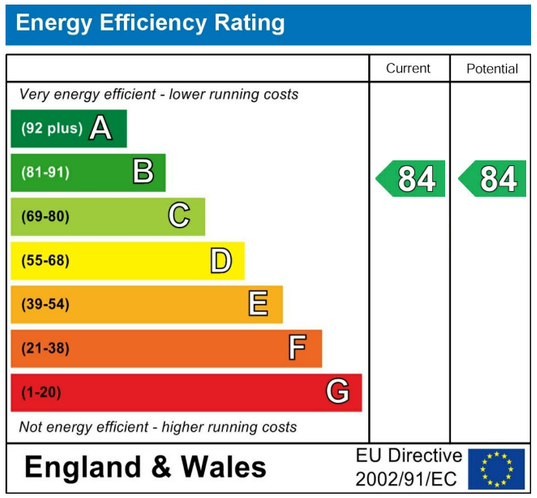

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

8 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 8 Austen Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £169,500
Leasehold

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

Why you'll love living here:

- Beautifully presented, ground floor apartment
- Living room with direct patio access
- Modern kitchen
- Contemporary shower room
- Spacious one bedroom apartment
- Estate Manager & 24 Hour Staff On-site
- Homeowners Lounge where social events takes place
- In-house Table Service Restaurant
- Wellbeing Suite & Laundry Room
- Care Line System & Extra Care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Austen Place, Alton

1 | 1 | Asking price £169,500

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, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

Lounge
A very well presented spacious living/dining room. Two ceiling light points, power points. TV & telephone points. Glazed Patio door to side giving access to a covered patio with a Westerly aspect. Partially glazed door leads onto a separate kitchen

Kitchen
Fully fitted modern style kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a fitted Bosch electric oven. There is also a fitted Bosch electric ceramic hob with a steel Bosch extractor over and splashback. Electrically operated 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. fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

Bedroom
A large double bedroom with door to walk-in wardrobe. TV and phone point and ceiling lights, featuring the desired benefit of a dual aspect outlook with three full length windows.

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 is £9,765.44 until 30/06/2027 and it 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.

Lease Information
Lease 999 years from January 2018
Ground rent £435 per annum
Ground rent review date: January 2033

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
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