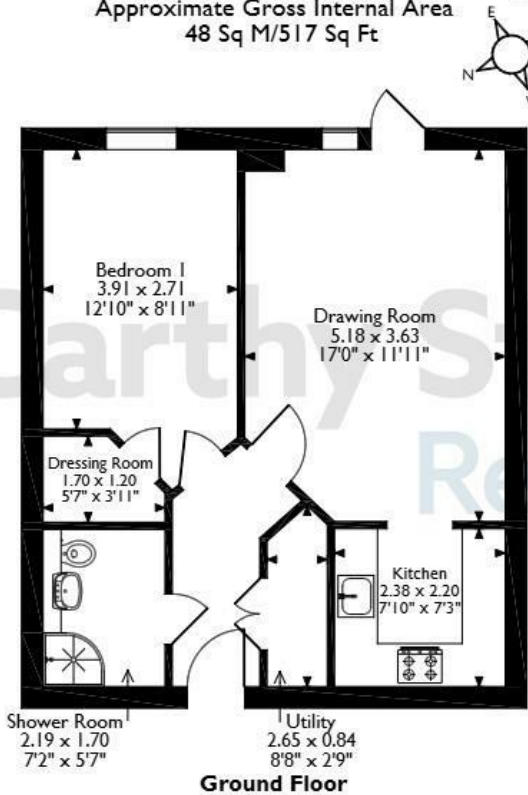


7 Queen Elizabeth Place, Orchard Lane, Alton, Hampshire  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 87                         | 87        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## 7 Queen Elizabeth Place

Orchard Lane, Alton, GU34 1GZ



Asking price £289,000 Leasehold

A BRIGHT SPACIOUS one bedroom GROUND FLOOR MCCARTHY STONE Retirement Living apartment, with door leading to PATIO and COMMUNAL GARDENS, CLOSE to all LOCAL AMENITIES

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.



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# Queen Elizabeth Place, Orchard Lane, Alton

1 Bed | £289,000

### 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.

### LIVING/ DINING ROOM WITH PATIO AND GARDEN ACCESS

A bright room which benefits from a patio door giving access to the patio and garden beyond which provides outside space and views over the communal gardens of the development. Power points, telephone and TV point.

### 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, integrated fridge and freezer and fan assisted single oven . Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting, under cupboard lighting.

### BEDROOM

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.

### BATHROOM

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, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and wet room styled tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light. Hand rails throughout the bathroom.

### LEASEHOLD

Lease length: 999 years from January 2022  
Ground rent £425 per annum  
Ground rent review date: January 2037

### 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: £3,634.93 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

- 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

