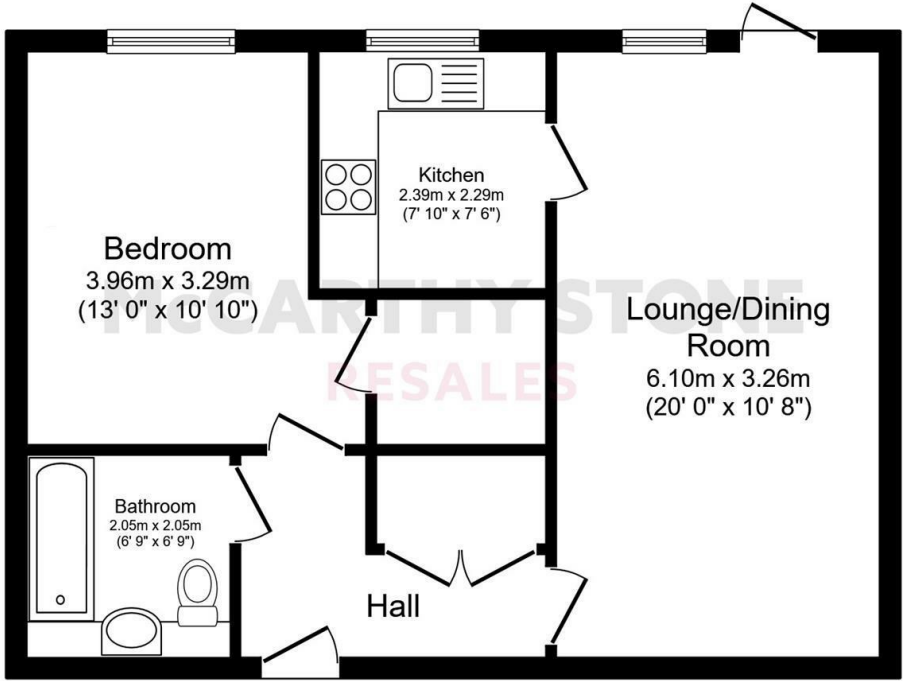


23 Queen Elizabeth Place

Orchard Lane, Alton, GU34 1GZ

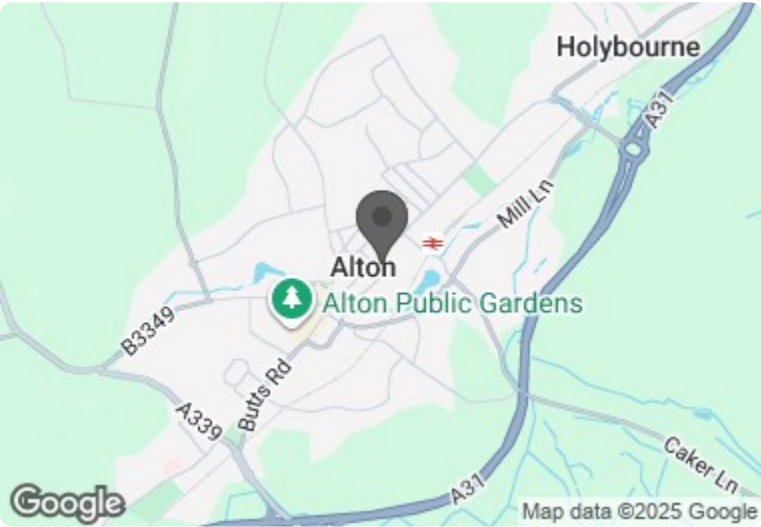
PRICE
REDUCED



Total floor area 52.4 m² (564 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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 2002/91/EC	



PRICE REDUCTION

Asking price £289,000 Leasehold

A SUPERB one double bedroom retirement apartment, situated on the GROUND FLOOR, boasting direct access from the Living Room to a FANTASTIC PATIO AREA and the COMMUNAL GARDENS beyond. The property offers NO ONWARD CHAIN and is ready to move in, with CARPETS and TAILOR MADE CURTAINS INCLUDED.

Queen Elizabeth Place benefits from excellent facilities, including a dedicated house manager on-site during office hours and a communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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.



Queen Elizabeth Place, Orchard Lane, Alton

1 Bed | £289,000

PRICE
REDUCED

Development Overview

Queen Elizabeth Place comprises of 43 one and two bedroom spacious apartments, specially designed for the over 60's to make everyday life a little easier.

This McCarthy Stone retirement development in Alton offers the perfect blend for retirees. You get your own beautiful and spacious apartment, but you also have access to an on-site communal lounge, where social events take place, and the lovely landscaped gardens. We take care of all the gardening and maintenance outside of your property, so you can spend more of your retirement doing the things you love.

The apartment is close to many local amenities including a Marks and Spencers foodhall, A weekly local market and lovely coffee shops and restaurants.

The development has a dedicated House Manager who keeps everything running smoothly during office hours, and you'll feel safe and secure at Queen Elizabeth Place as the development also features a 24-hour emergency call system, for peace-of-mind.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hallway

Front entrance door with spy-hole opens into the entrance hall, where the security intercom system (providing both a visual - via the home-owners TV - and verbal link to the main development) is situated. There is an emergency button, and a door to the airing/boiler cupboard with washer dryer, light and shelving. All other doors lead to the living dining room, bedroom and shower room.

Living Dining Room (with direct patio access)

A bright and spacious room boasting a door opening to a wonderful patio area providing both outside space and views over the communal gardens of the development. Power points, telephone and TV point. A feature part glazed panelled door leads to the kitchen.

Kitchen

Fitted kitchen boasting an excellent range of white fronted wall and base units with complimentary laminate work surfaces over. A black composite sink and drainer unit sits below the window which overlooks the patio and gardens beyond. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, concealed fridge and freezer, single oven, microwave and an additional concealed undercounter freezer. Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting and under cupboard lighting.

Bedroom

A well-proportioned and bright double bedroom with triple-glazed picture window overlooking the communal grounds. Benefitting from a walk-in wardrobe with hanging rails, lighting and shelving. Additional TV 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, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Extensively tiled walls and wet room styled tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light. Hand rails throughout the shower room.

Car Parking

Included within the price is a parking space which is located in a premium position being right next to the walk way of the apartments.

Lease Information

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

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

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

- 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

