



Total floor area 75.8 sq.m. (815 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(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	

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.



## 52 Austen Place

Lower Turk Street, Alton, GU34 1FZ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £299,000 Leasehold

A beautifully presented and spacious first floor apartment with two double bedrooms, modern fully fitted kitchen and benefits from a large living room with direct access onto a walk-out balcony overlooking the landscaped gardens.  
\*\*\* Viewings highly recommended. \*\*\*

Call us on 0345 556 4104 to find out more.



# Austen Place, Lower Turk Street, Alton

2 Bed | £299,000

PRICE  
REDUCED

### 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.

The apartment comprises a modern fully fitted kitchen, fitted and tiled shower room, guest WC, two spacious double bedrooms with the master bedroom having a walk-in wardrobe and a large living room with balcony and views over the landscaped gardens.

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 throughout the apartment bedroom and development 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 and letter box leads to the spacious entrance hall, the 24 hour Tunstall emergency response call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the bedrooms, living room, shower room and WC.

### Living Room with Balcony

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a balcony with external lighting and views over the landscaped gardens. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to kitchen. An electric fireplace provides a focal point to the centre of the room.

### Kitchen

Fully fitted kitchen with an excellent range of base and wall units with high gloss 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 dishwasher, a fitted Bosch electric oven. A fitted Bosch electric ceramic hob with a stainless steel Bosch extractor over and opaque glass splashback. Electrically operated double glazed window.

### Bedroom One

A spacious double bedroom with door to a large walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights, full length window allowing maximum natural light looking out over the landscaped gardens.

### Bedroom Two

A second double bedroom of excellent proportions. TV and phone points and ceiling lights. Full length window over the landscaped gardens.

### 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, modern walk-in level access shower with thermostatically controlled shower and grab rails. Fully tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

### Guest WC/Cloakroom

Tiled and fitted with suite comprising low level WC, ladder style heated towel rail, wash hand basin and mirror above.

### 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, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £12,571.93 per annum (for financial year ending 30/06/2026)

### Leasehold

Lease Length: 999 years from Jan 2018

Ground Rent: £510 per annum

Ground rent review date: Jan 2033

### 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

