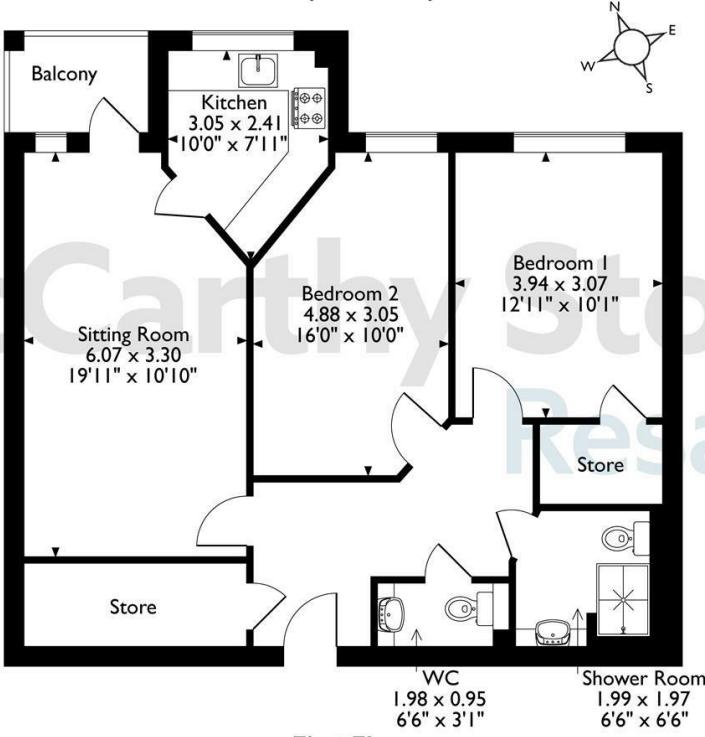


31 Austen Place, Lower Turk Street, Alton, Hampshire  
Approximate Gross Internal Area  
75 Sq M/807 Sq Ft



**First Floor**

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



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

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**31 Austen Place**

Lower Turk Street, Alton, GU34 1FZ



**Asking price £245,000 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. The development benefits from beautiful landscaped gardens, a guest suite and an onsite restaurant.



**Call us on 0345 556 4104 to find out more.**

# Austen Place, Lower Turk Street, Alton

2 bed | £245,000

## 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.

31 Austen Place is a first floor apartment presented in an immaculate condition with new carpets fitted throughout and recently redecorated. 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.

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, Harveys water softener fitted to the water supply. 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. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to kitchen. A wall mounted 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, 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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. 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

Check out benefits you may be entitled to. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200\*).

## Leasehold

Lease Length: 999 years from Jan 2018

Ground Rent: £510 per annum

Ground rent review date: Jan 2033

## Additional Information & Services

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

\*\* 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

## 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.

