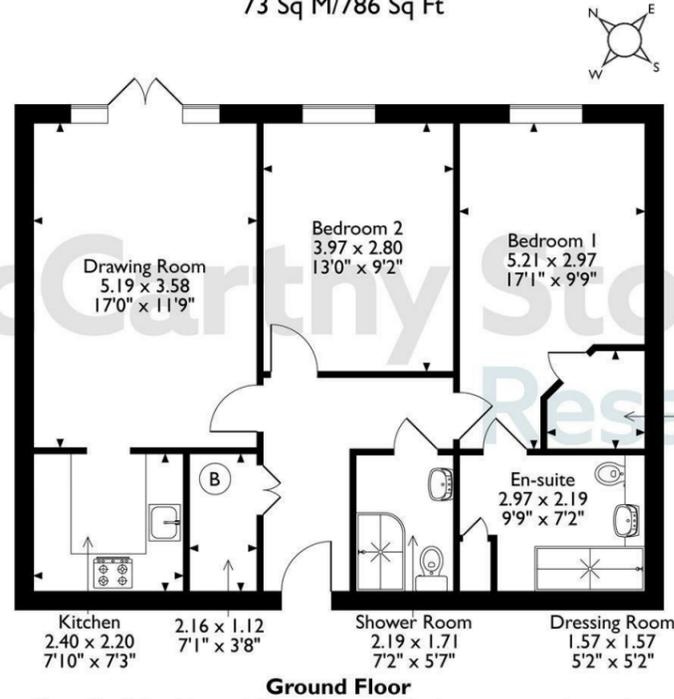


1 Queen Elizabeth Place, Orchard Lane, Alton, Hampshire  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>		<b>89</b>	<b>89</b>
(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		

## 1 Queen Elizabeth Place

Orchard Lane, Alton, GU34 1GZ



### Asking price £395,000 Leasehold

A superbly presented TWO DOUBLE BEDROOM, TWO SHOWER ROOM retirement apartment, situated on the GROUND FLOOR, boasting direct access from the Living Room to a FANTASTIC PATIO AREA and the COMMUNAL GROUNDS beyond.

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.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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, GU34 1GZ

## 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, security intercom system and verbal link to the main development entrance door. Emergency button, boiler cupboard with washer/ dryer, light and shelving. The hallway additionally provides access to the living/ dining room, both bedrooms and the shower room.

## Lounge Dining Room (with Patio)

A bright and spacious room boasting French doors opening to a wonderful patio area providing both outside space and views over the communal grounds of the development. Power points, telephone and TV point.

## Kitchen

There is an excellent range of light 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, concealed fridge and freezer, and single oven. Extensively tiled splash-backs, vinyl floor, ceiling spot light fitting, under cupboard lighting.

## Bedroom One

A well-proportioned and bright double bedroom with large picture window overlooking the communal grounds. Benefitting from a walk-in wardrobe with hanging rails, lighting and shelving. Door leads to the en-suite.

## En-Suite Shower Room

Modern white suite comprising a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over, walk-in level access shower with grab rail and 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.

## Bedroom Two

A second double bedroom which could alternatively be used as a second reception room, office or hobby room. Window, ceiling lights, TV and phone point.

## Shower Room

Modern suite comprising a WC, vanity wash-hand basin with cupboard unit below and mirror above, and a shower cubicle with grab rail and thermostatically controlled shower on an adjustable slide. Extensively tiled walls and tiled floor. Towel rail, emergency pull cord and ceiling spot light.

## 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 1st January 2022

Ground rent: £495 per annum

Ground rent review: 1st January 2037

## 2 Bed | £395,000

## 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

Annual Service charge: £5,417.47 or financial year end to 28/02/2027.

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.

**\*\* 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 TO OUR PROPERTY  
CONSULTANT

