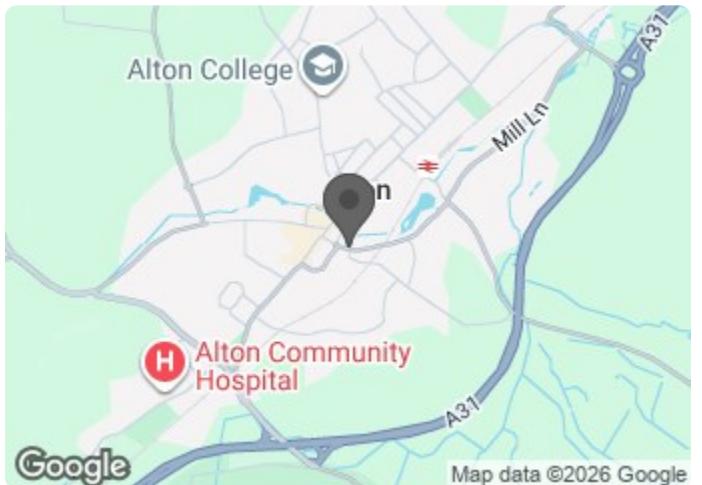




Total floor area 76.7 sq.m. (825 sq.ft.) approx

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](http://www.focalagent.com)

**Council Tax Band: C**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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		



## 43 Austen Place

Lower Turk Street, Alton, GU34 1FZ



**Asking price £315,000 Leasehold**

A well presented TWO bedroom apartment which boasts a WALK OUT BALCONY from the living area, overlooking the communal gardens, a modern kitchen with INTEGRATED appliances, spacious living area with ample room for dining, two DOUBLE bedrooms, fully fitted shower room. Austen Place, a McCarthy Stone retirement living PLUS development for the over 70s, is nestled in Alton and features an on-site bistro, landscaped gardens and Homeowner's Lounge where SOCIAL EVENTS take place.

\*Entitlements Advice and Part Exchange available\*

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

# Lower Turk Street, Alton

2 bed | £315,000

## 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. The apartment comprises a modern fully fitted kitchen, fitted and tiled shower room, guest WC, two spacious double bedrooms with walk-in wardrobes and a large double aspect 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 in your bedroom and bathroom 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.

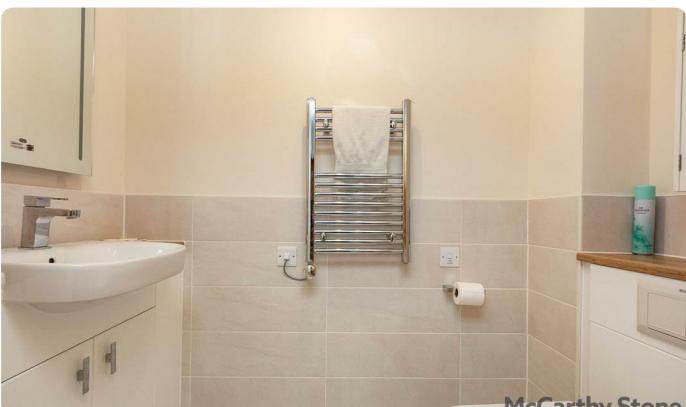
Austen Place is situated a stone's throw from a Sainsbury's supermarket and a short walk from the high street, which offers a wealth of local amenities to choose from.

## Large Entrance Hallway

Front door with spyhole 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 very large walk in storage and airing cupboard in which the present owners had extra shelving fitted. Doors lead to the bedrooms, living room, shower room and guest WC.

## Living area & Balcony

A light and spacious living area, benefitting from a glazed patio door which opens onto the walk out balcony with external lighting and views over the landscaped gardens. There is ample room for dining and comfortable seating. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Partially glazed door leads onto the separate kitchen.



McCarthy Stone



McCarthy Stone

## Kitchen

A modern kitchen with a range of wall and base units for ample storage finished in a sleek high gloss with complimentary worksurfaces over. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and 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 generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a large walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights, full length window with views over the landscaped gardens.

## Bedroom Two

Spacious second double bedroom, neutrally decorated and carpeted throughout. Full length window which provides natural daylight and overlooks the communal gardens. Raised power sockets, TV and phone points. Ceiling light point.

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

## Guest WC

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 supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200').

## Leasehold

Lease 999 years from 2018  
Ground rent £510 per Annum  
Ground Rent Review: 2033

## Car 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.

## Moving Made Easy & Additional Information

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



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