



McCarthy & Stone

The UK's leading retirement housebuilder



Artist impression

Retirement Living PLUS

at Austen Place, Alton





Welcome to Austen Place

Austen Place is a stunning development offering 56 one and two bedroom apartments, designed specifically for the over 70s.

Like all of our Retirement Living PLUS developments, Austen Place is designed to allow you to carry on living independently in a home you own. With the help of on-site flexible care and support[^], a restaurant[^] serving freshly prepared food and management on-site 24 hours a day, Austen Place has everything you need to relax and enjoy on independent retirement.



[^]Extra charge applies.

"The move was so easy and stress free. The movers came and packed up everything for us, and even helped us to settle in the other end! It was nice knowing we had the extra help and we could move in swiftly and more quickly than we would have done otherwise."

Homeowner, Romsey



Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce Austen Place, a stunning new development of spacious one and two bedroom apartments, specifically designed to offer low maintenance living for a better retirement.

This beautiful development offers a selection of apartment designs, some of which benefit from a patio or walk out balcony.

Invite family and friends over to socialise with like-minded neighbours in the Club lounge, complete with a coffee station. If your guests wish to stay over they can take advantage of our convenient guest suite^{^#} which can be booked in advance with the Estate Manager, for a small charge.

Sit and relax in our beautiful landscaped gardens surrounding the development. There's no need to worry about exterior maintenance. Your 24/7 Estate Manager will organise this all for you, so the garden will always look its best.

If you feel in need of a pamper, make use of the on-site salon, with a range of beauty treatments available.

Austen Place is situated a stone's throw from a Sainsbury's supermarket and is a short walk

from the high street, which offers a wealth of local amenities to choose from. It is not surprising that our developments are high on the list when customers first consider moving from an existing family home.

McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor made moving package that will enable you to move into your new apartment at your pace when you're ready.

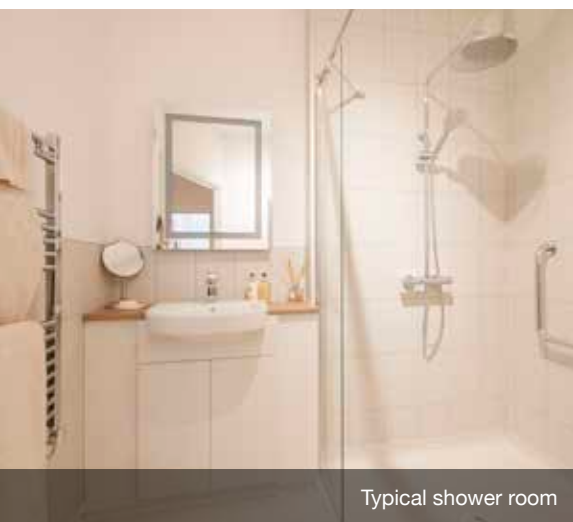


[^]Extra charge applies. [#]Subject to availability.





Typical bedroom



Typical shower room



Typical living room

Your new apartment with all the latest comforts...

Austen Place features the latest stylish design for modern living and has been created to a high specification with your convenience and enjoyment in mind.

Thoughtful features with your future in mind include mid height plug sockets and hand rails in the shower room, all integrated in a stylish and subtle way.

There is something really lovely about a new kitchen ready and waiting to be used, but also for your personal touches to be added - making you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a

mid-height Bosch oven for easy access, there is an integrated ceramic hob, as well as a fridge/freezer, with plenty of storage space.

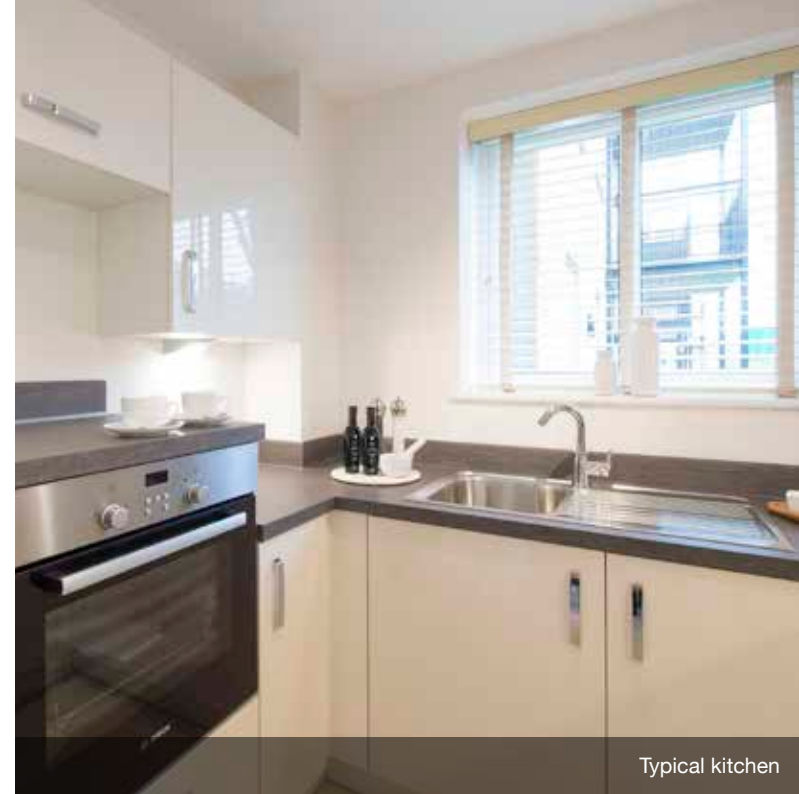
Each apartment features panel heating throughout and carpets are included, creating a warm and cosy environment to relax in.

Shower rooms are stylish and spacious with the additional benefit of slip resistant flooring.

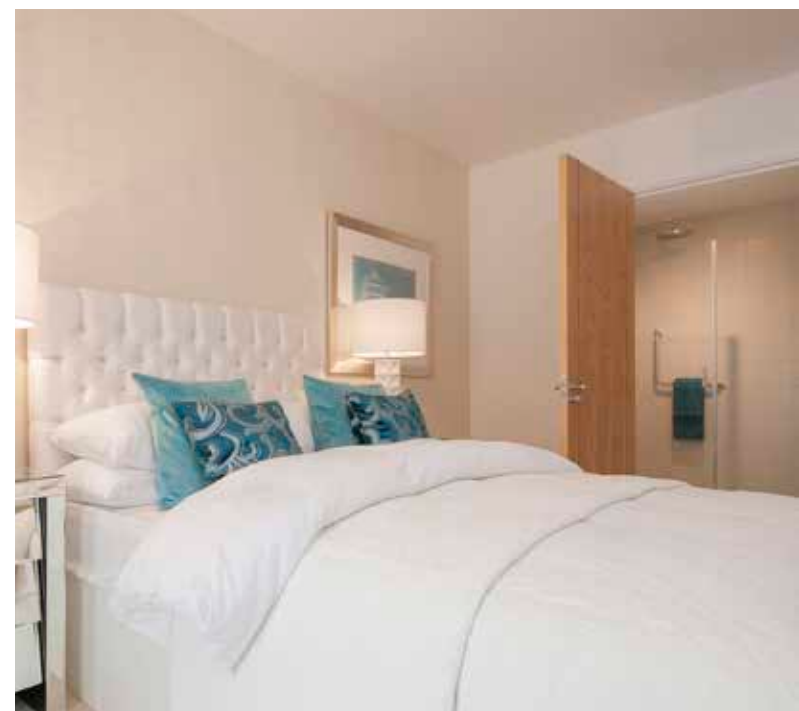
Apartments are fitted with a security alarm and a 24 hour emergency call link with a personal pendant so if you need it you can get assistance day or night.



Typical living room



Typical kitchen



Typical bedroom

Austen Place Features and fittings

General

- Double glazing to all windows
- Balcony or private patio to selected apartments, letting you enjoy your own outside space
- Walk-in wardrobe in all apartments
- Telephone and television point in living room and bedroom 1
- Sky/SkyQ connection point in living room*
- Large Club lounge and table service restaurant#^
- On-site parking#
- NHBC 10 year warranty

Kitchen

- Fitted kitchen with integrated fridge/freezer, Bosch mid-height oven and Bosch ceramic hob
- Stainless steel Bosch cooker hood and pewter coloured glass splashback
- Stainless steel sink
- Lever mixer taps

Shower rooms

- Fitted level access shower with vinyl floor
- Illuminated mirror cabinet with integrated shaver socket
- Heated towel warmer
- MVHR ventilation
- White sanitary ware with high quality fittings
- Grab rail in shower
- Additional WC (two bedroom apartments only).

Safety and security

- Video door entry system
- 24 hour emergency call system with a personal pendant and call point in the bathroom
- Smoke detector and intruder alarm
- Illuminated light switches to bathroom and main bedroom
- On-site Estate team 24 hours a day

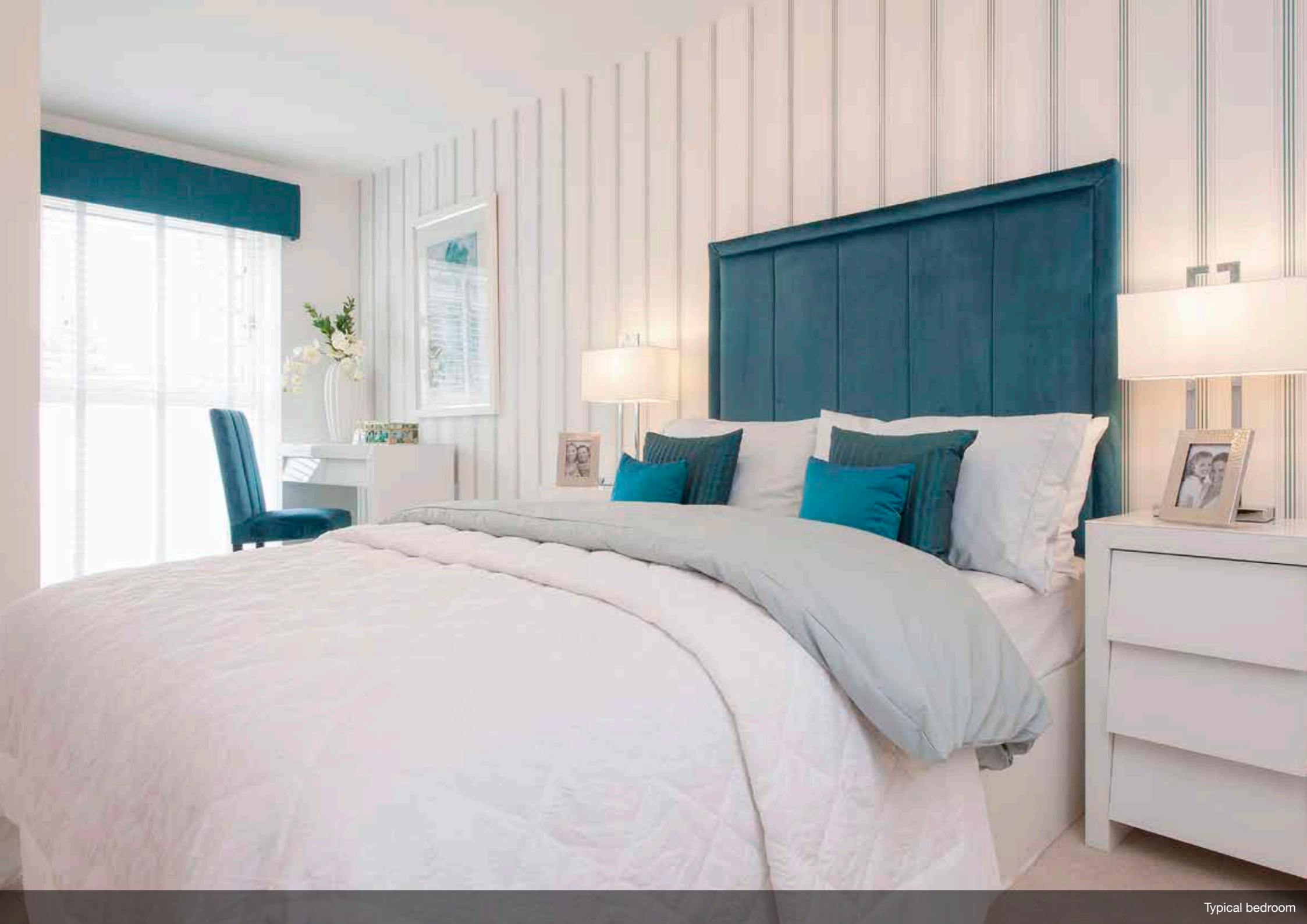
Heating and finishes

- Panel heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture



Typical shower room

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/SkyQ subject to Sky subscription. #Subject to availability. ^Additional charges apply.



Typical bedroom

"I really enjoy being part of the active community here, and everyone has been so friendly and welcoming. I've always been sociable, so it's lovely having other people around and lots of activities to get involved in, such as coffee mornings, film nights, games evenings, and of course, the art classes."

Homeowner, Poundbury



Typical salon



Typical landscaped gardens

Everything on your doorstep

Austen Place is designed to help you maintain your independence and provides peace of mind. Many of our homeowners say they wish they made the move to a McCarthy & Stone development years before they did and the on-site facilities are often part of the benefits they recommend to friends.

In house dining experience

Our table service restaurant is a lovely place to meet up with friends and neighbours and is convenient when you don't want to cook for yourself. Serving a hot dish of the day as well as various light snacks and specialist teas and coffees^.

Salon

The salon at Austen Place provides the perfect sanctuary in which to retreat and relax. You can book an appointment in advance and enjoy pampering in the comfort of the development^.

Social spaces to spend with friends and family

Socialise as much or as little as you like in the stunning communal areas. If you fancy a cup of tea or coffee, you can join your neighbours in the Club lounge. When you want a change of scenery you can sit back and relax in the landscaped gardens that are thoughtfully designed to always look good throughout the seasons and are maintained for you.

The Estate Management team are also on hand to facilitate social events. It's up to our homeowners to decide what events and activities happen and the Estate Management Team is on hand to help organise them. There's everything from book clubs, film nights and day trips. But the great thing is, you choose how much or how little you socialise.

^Extra charge applies.



"The staff are always very willing to help, very patient and very, very caring. Plus it's a beautiful environment for my father to live in. I find it very reassuring that Dad has got staff 24 hours a day if he has got a problem - it has taken a weight off my mind."

Relative of homeowner, Southport



Flexible care and support

With McCarthy & Stone, everything is designed to help you get the most out of life. You can relax in the knowledge that with a Retirement Living PLUS development, there's someone there day and night, should you need assistance in an emergency. That's the real benefit; you can carry on living independently, but should you need a bit of support, now or in the future, there's a qualified and reliable team right on your doorstep.

- 24 hour on-site management to give you around the clock help and support in an emergency
- Estate Manager and YourLife team to ensure you get all the care and support you need
- Domestic Assistance to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge)
- Personal care packages from 15 minute increments, which are totally flexible and can be organised with the YourLife team^

YourLife Management Services

Care and support at our developments is delivered by YourLife Management Services which was created in 2010 as a joint venture between McCarthy & Stone and the highly regarded care provider, Somerset Care. You can be confident you are in good hands knowing it is regulated by the Care Quality Commission in England (in Scotland, the care regulator is the Care Inspectorate and in Wales the care regulator is the Care and Social Services Inspectorate).

Everyone who works for YourLife is totally dedicated to what they do, and they go that extra mile to provide exceptional levels of care and support.

For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a fantastic service. If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

^Extra charge applies.

A completely flexible service tailored to suit your needs

With Retirement Living PLUS, the care and support you receive is every bit as important as the beautiful apartment you'll move into. Our wonderful care and management team is very much an integral part of day-to-day life and you'll come to know them well.

Personal care

Our team is on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital.

Your service charge includes one hour's domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy.

If you would like more than your one hour of assistance, you can book any of these services from as little as a 15 minute session for an extra charge. This flexibility means you only pay for the care and support you need. When you need it.

If you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:

Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

Laundry service

The team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

"Once my parents saw the beautiful apartments and amenities, and met the residents and staff, they had no hesitation in deciding to buy."

Julia Cramm, Relative of homeowner, Bembridge





Local area



Local area



Local area

Enjoy life in this stunning market town

Situated in the heart of the charming traditional market town of Alton, Austen Place provides the perfect location for an enjoyable and independent retirement. The town itself is steeped in history and renowned for its links with Jane Austen, who spent much of her time walking and shopping in Alton whilst living in the nearby village of Chawton.

Our beautiful development will have a range of local amenities right on its doorstep. A large Sainsbury's supermarket is a stone's throw away and 0.2 miles from the development is the high street, convenient for day to day necessities including banks, a Post Office, a second hand book store, arts and crafts shop, vintage boutiques and a variety of restaurants and cafés to enjoy at your leisure. There is also a local market in the town centre every Tuesday ideal for fresh local produce. Also in close proximity to Austen Place will be a modern library,

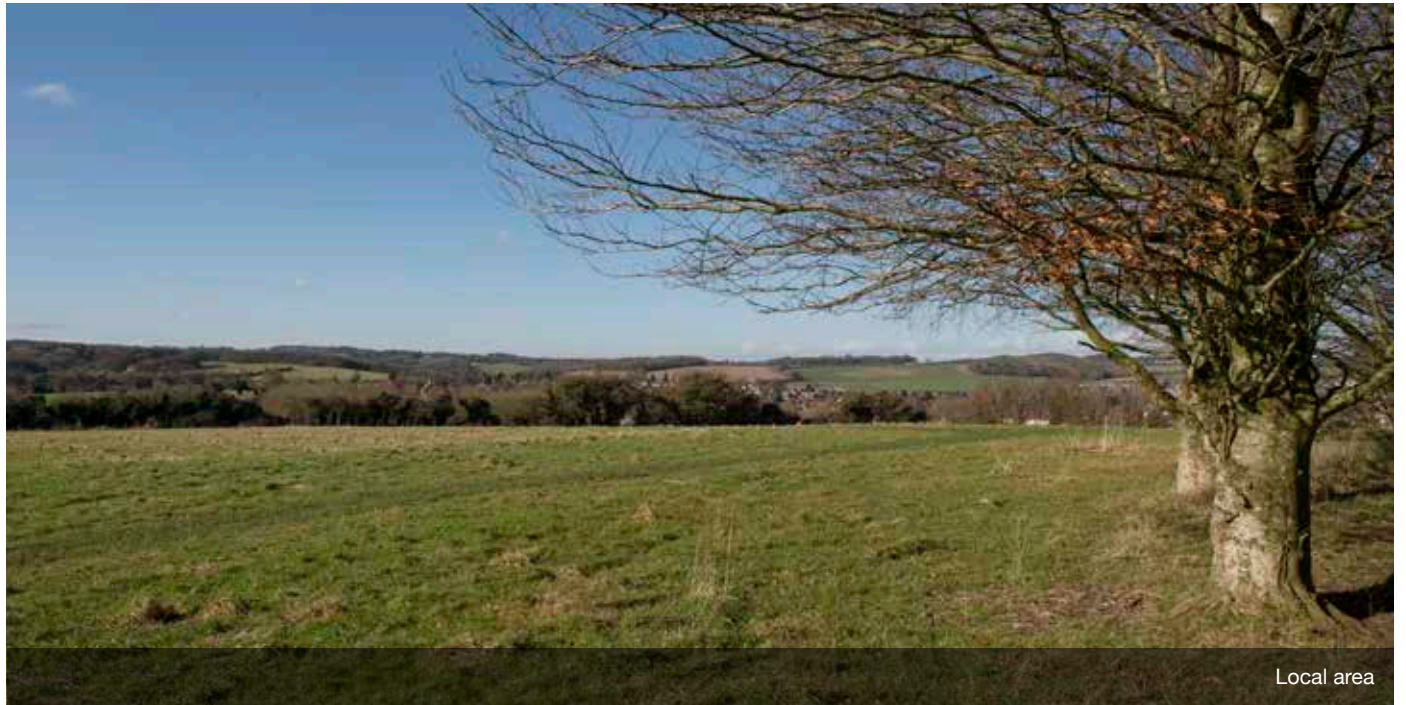
community centre and a sports centre with a swimming pool, gym and several courts.

Alton is sometimes called 'Jane Austen's town'. You can still visit her house, where she wrote her most famous works including *Pride and Prejudice* and *Emma*, which today has been magnificently restored into a museum dedicated to her life.

Alton is easy to get to and has good road connections to London and the surrounding southern counties and coastal towns. Trains from Alton Station run a service direct to London Waterloo, as well as New Alresford, Bentley, Farnham, Aldershot, Woking, Wimbledon and Clapham Junction.



Local area



Local area



Local area



Local area

Living at Austen Place you can do as much or as little as you want to...

Typical one bedroom apartment

Living (Max.)

20' 0" x 10' 7"

6096mm x 3214mm

Kitchen (Max.)

8' 1" x 9' 11"

2473mm x 3030mm

Bedroom 1 (Max.)

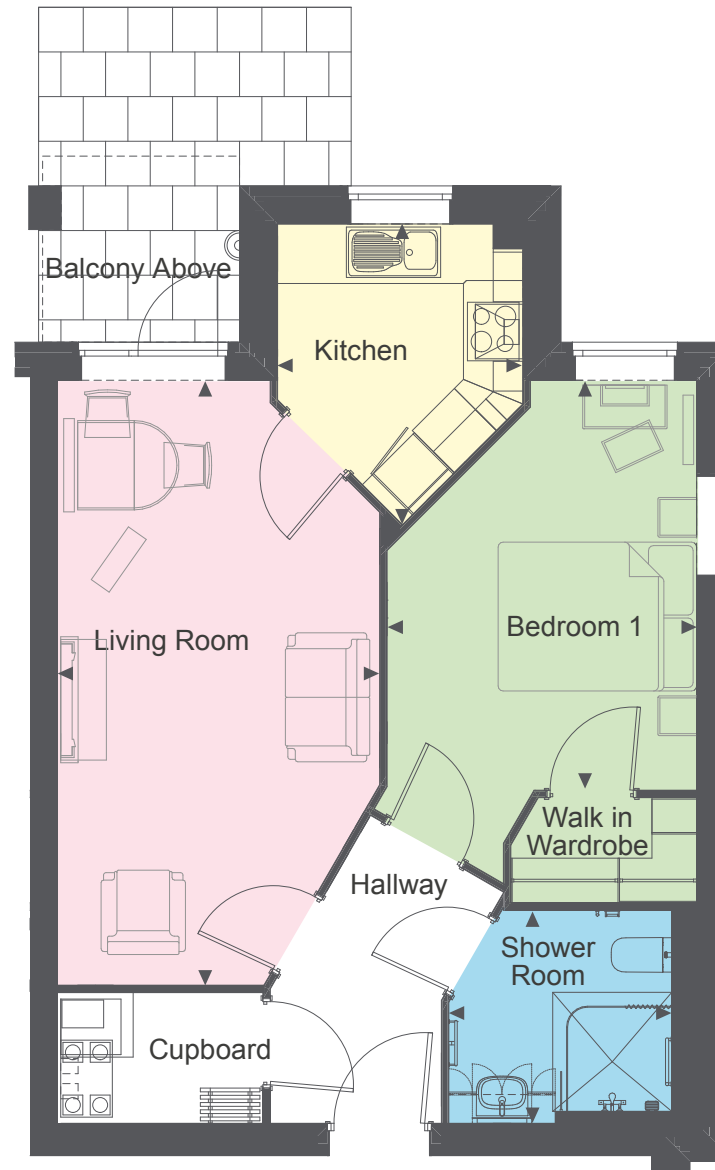
17' 3" x 10' 3"

5267mm x 3119mm

Shower Room (Max.)

7' 1" x 7' 4"

2147mm x 2247mm



Typical two bedroom apartment

Living (Max.)

20' 0" x 10' 10"

6096mm x 3294mm

Kitchen (Max.)

8' 1" x 9' 11"

2473mm x 3030mm

Bedroom 1 (Max.)

17' 3" x 10' 2"

5267mm x 3107mm

Bedroom 2 (Max.)

16' 1" x 10' 2"

4895mm x 3092mm

Shower Room (Max.)

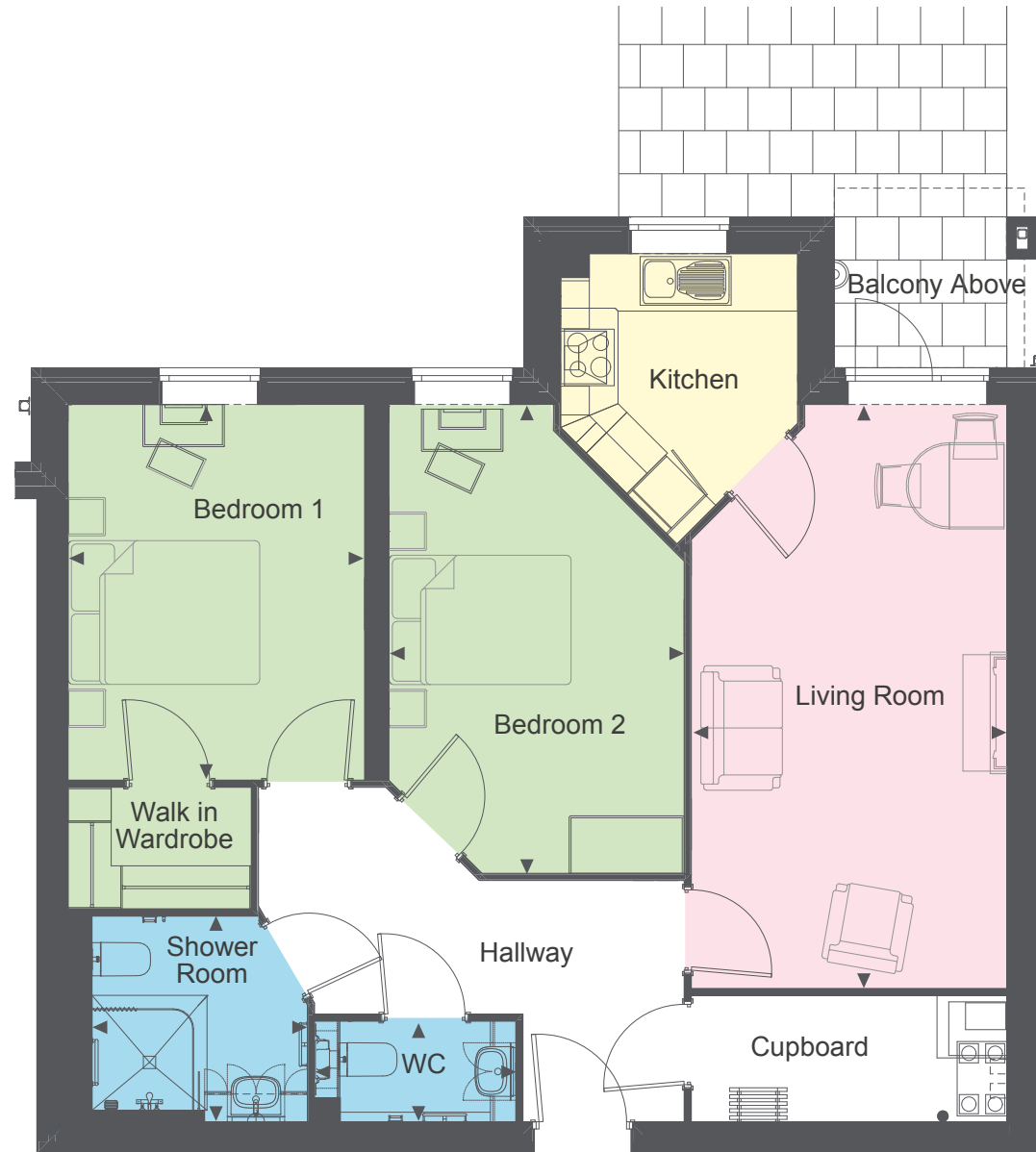
7' 4" x 7' 1"

2247mm x 2147mm

WC (Max.)

3' 5" x 6' 11"

1050mm x 2100mm



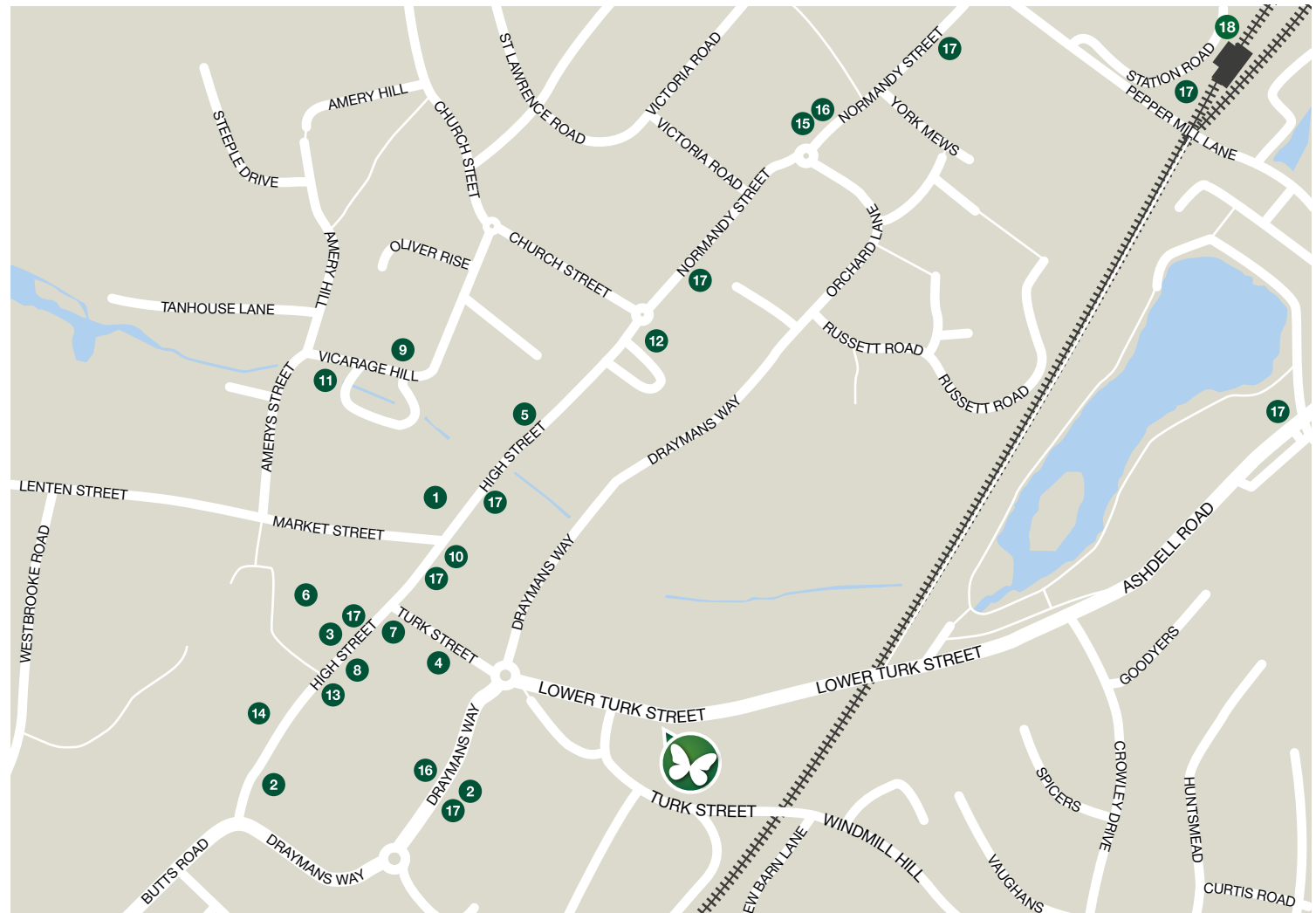
Austen Place, Lower Turk Street, Alton, Hampshire, GU34 1FZ

Getting out and about couldn't be easier

You are in a great location in Alton with so many amenities and local transport close by. You can leave those everyday worries behind and simply enjoy life in this convenient location.

Site location and local amenities

- 1 Bank
- 2 Supermarket
- 3 Pharmacy
- 4 Cafe
- 5 Clothes shop
- 6 Post Office
- 7 Gift shop
- 8 Florist
- 9 Library
- 10 Book shop
- 11 Community centre
- 12 Museum
- 13 Charity shop
- 14 Hairdressers
- 15 Cinema
- 16 Take away
- 17 Bus stop
- 18 Train Station



From Southampton (North)

Start: 6 London Road, Southampton SO15 2AF, UK

Head north on Above Bar Street/London Road toward Bellevue Road

Continue to follow London Road

Turn left onto The Avenue/A33

Continue to follow A33

At the roundabout, take the 3rd exit onto Bassett Avenue/A33

At the roundabout, take the 1st exit onto A27 heading to London/Eastleigh/
Winchester/Romsey/Chilworth/North Baddesley

Take the M3 ramp on the right to London/Eastleigh/Winchester

Continue onto M3

At junction 10, take the A31/B3330 exit to Winchester/City Centre/Alton

At the roundabout, take the 3rd exit onto A31

At the roundabout, take the 2nd exit and stay on A31

At the roundabout, take the 2nd exit onto Petersfield Road/A31

At the roundabout, take the 3rd exit onto Alresford Road/A31

At the roundabout, take the 2nd exit onto A31

At the roundabout, take the 2nd exit and stay on A31

At the roundabout, take the 2nd exit and stay on A31

Take the exit toward Liss/Selborne/Odiham

Merge onto Selborne Road/A339

At the roundabout, take the 2nd exit onto Butts Road/A339

At the roundabout, continue straight onto Butts Road

Continue onto High Street

Turn right onto Draymans Way

At the roundabout, take the 2nd exit and stay on Draymans Way

At the roundabout, take the 2nd exit onto Lower Turk Street

Arrive: Lower Turk Street, Alton GU34, UK

From Guildford (South)

Start: 171 High Street, Guildford GU1, UK

Head northwest on North Street/A320 toward Chertsey Street

Turn right onto Chertsey Street/A320 and continue to follow A320

Turn left onto York Road/A246

At the roundabout, take the 1st exit onto Onslow Street/A322

Continue to follow A322

Turn left onto Farnham Road/A31

Continue to follow A31

Slight left toward Farnham By-Pass/A31

At the roundabout, take the 1st exit onto Farnham By-Pass/A31

At the roundabout, take the 2nd exit onto Alton Road/A31

Continue to follow A31

At the roundabout, take the 2nd exit onto Montecchio Way/B3004

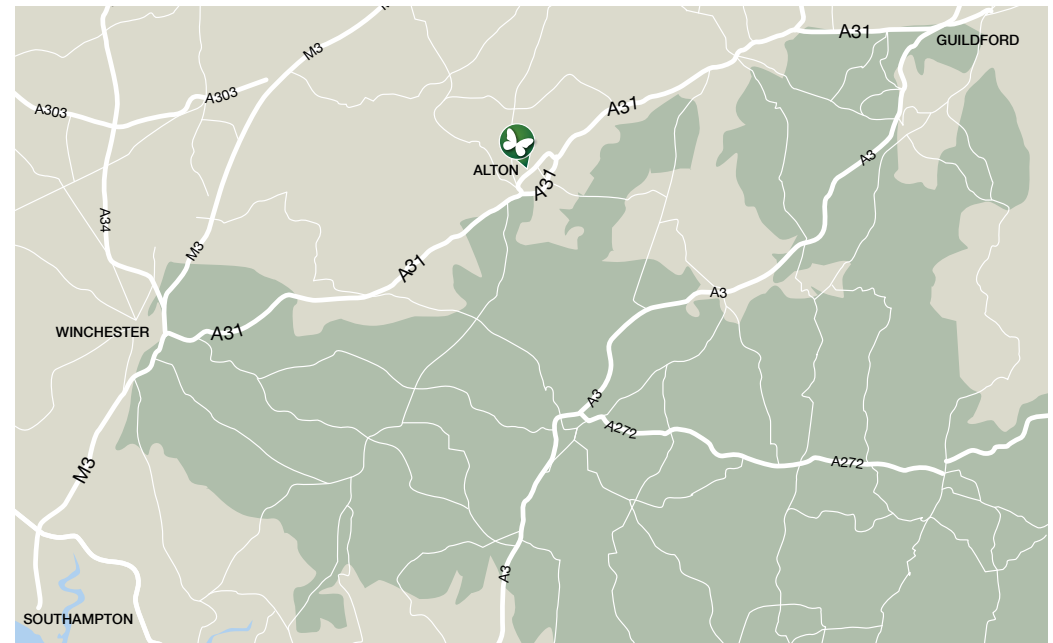
Turn left onto Mill Lane/B3004

Continue to follow B3004

Turn right onto Ashdell Road

Continue onto Lower Turk Street

Arrive: Lower Turk Street, Alton GU34, UK





Ground Floor



First Floor



Second Floor

