

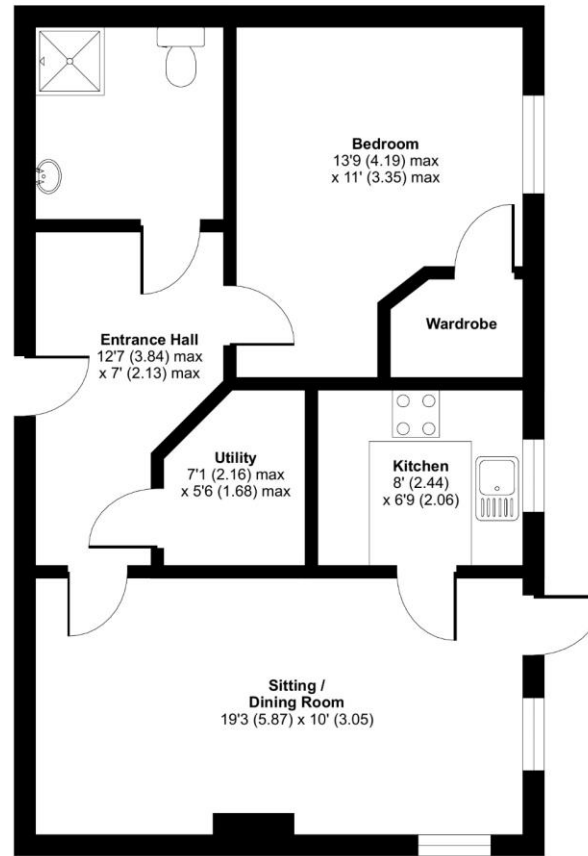


Austen Place, Lower Turk Street, Alton, Hampshire, GU34 1FZ



ACCOMMODATION

This contemporary, light and airy one-bedroom retirement apartment is situated within the renowned McCarthy and Stone Austen Place development in the heart of Alton town and only a short stroll to Sainsburys, all amenities, cafes, parks and local transportation. This magnificent apartment is beautifully presented throughout and comes to market offering a spacious entrance hallway with a large walk-in storage cupboard, substantial double bedroom with walk-in closet with light, stylish wet-room with storage, an integrated modern kitchen with easy access oven and a generous, dual aspect sitting/dining room with French doors to the private terrace area, ideal for a cafe table and lounge chairs in the summer months. Externally from the terrace area are sensational grounds that have been beautifully maintained and manicured, creating a true oasis of tranquillity. The development also offers a subsidised and very popular restaurant, along with a fabulous social calendar for anyone wanting to participate, along with a coffee lounge and much more. This apartment is a rare treat to market and early viewing is highly recommended.



FIRST FLOOR

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Charters Estate Agents Limited. REF: 846219



SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester and excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- McCarthy & Stone retirement apartment
- Stunning corner plot location
- Large double bedroom with walk-in closet
- Wet-room
- Dual aspect sitting/dining room
- Fully integrated kitchen
- Large private terrace
- Well-manicured communal gardens

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

GUIDE PRICE

Offers in excess of £240,000

TENURE

Leasehold

Unexpired Years: 96

Annual Ground Rent: £435 pa

Annual Service Charge: £7,144.98 pa

Storage £200 pa

Car Parking £250 pa

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.