



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



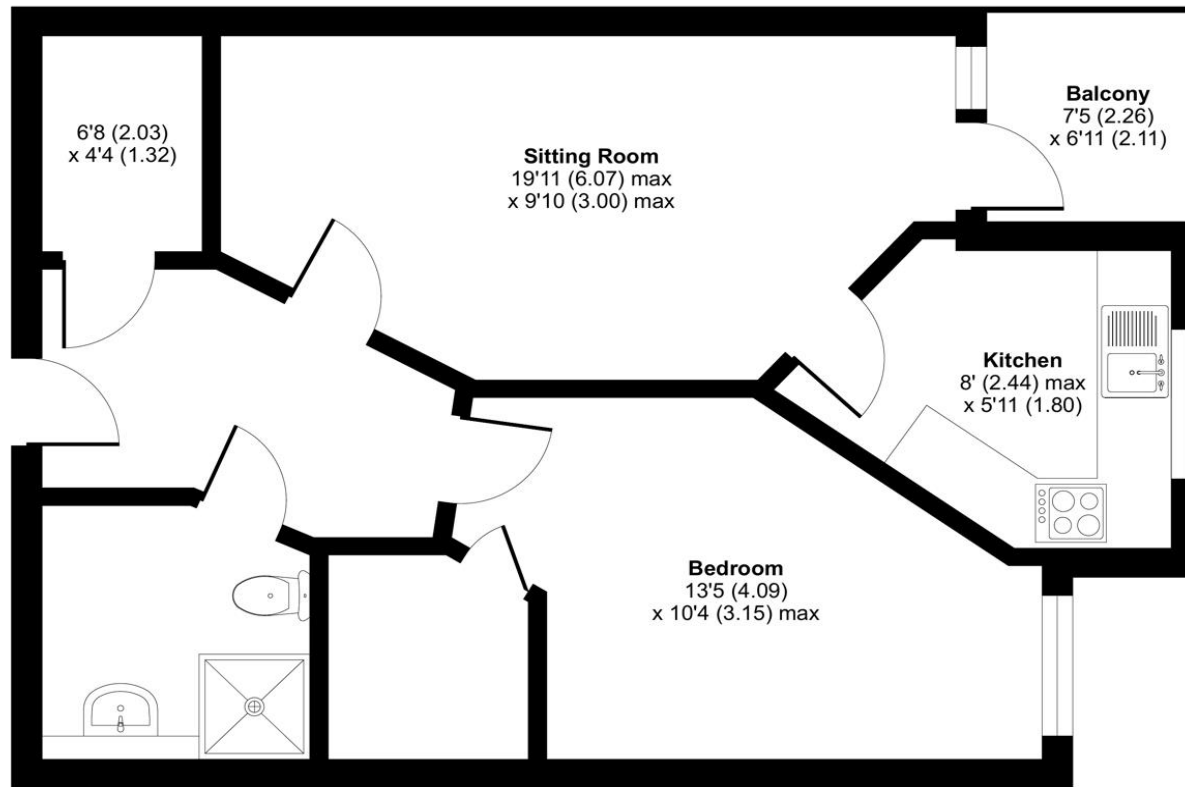
ACCOMMODATION

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 comes to market offering an entrance hallway with a large walk-in storage cupboard, a double bedroom with walk-in closet with a sensor light, a stylish wet-room with storage, an integrated modern kitchen with easy access oven and a sitting/dining room with French doors to the private balcony area, ideal for a cafe table in the summer months. The development also offers a subsidised and very popular restaurant, along with a fabulous social calendar for anyone wanting to participate. There is also a stylish lounge area, guest's suite, scooter hire and laundry facilities to mention but a few. This truly is a fantastic apartment situated within the heart of Alton and early viewing is highly recommended.



Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	90
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 974625



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
- Double bedroom with walk-in closet
- Wet-room
- Sitting/dining room
- Fully integrated kitchen
- Private balcony
- Subsidised restaurant
- Stylish lounge area
- Laundry facilities
- Scooter hire and social calendar
- Well-manicured communal gardens
- Visitors parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: B

GUIDE PRICE

Asking Price £275,000

TENURE

Leasehold

Unexpired Years: 994

Annual Ground Rent: £435

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £7,476

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