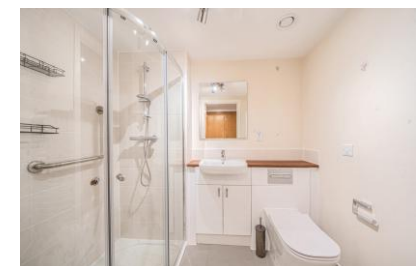


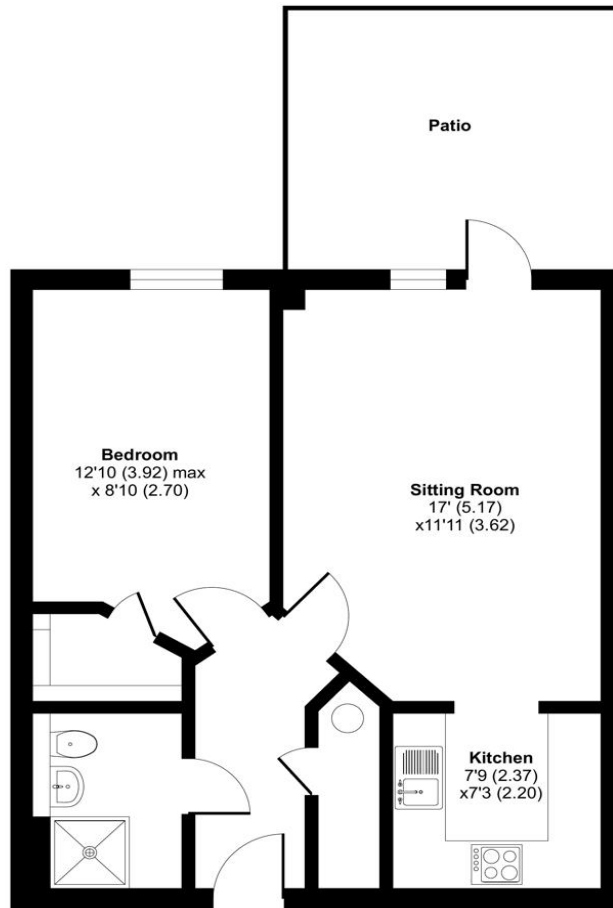


Queen Elizabeth Place, Orchard Lane, Alton, Hampshire, GU34 1GZ



## ACCOMMODATION

Stylish Ground-Floor Retirement Apartment in Exclusive Alton Development Located in the heart of Alton, this beautifully designed one-bedroom ground-floor apartment offers a perfect blend of comfort, convenience, and security within an exclusive retirement community. With private access to a south-easterly patio, the 17' sitting/dining room provides an inviting space to relax and enjoy the sunshine. The modern fitted kitchen features high-quality built-in and integrated appliances, while a utility cupboard off the spacious entrance hall houses a convenient washer/dryer. The generously sized principal bedroom includes a walk-in wardrobe, offering excellent storage. A sleek and stylish shower room completes the accommodation. Built to a high standard, this energy-efficient apartment is designed for ease of living, featuring a secure door entry system, private residents' and visitor parking, and a dedicated mobility scooter store. Pets are welcome, ensuring a truly home-like environment. Residents benefit from the privacy of their own home while enjoying access to shared amenities, including a comfortable lounge, beautifully maintained gardens, and a calendar of social activities. A dedicated House Manager oversees daily operations, with a 24-hour emergency call system providing additional peace of mind.



GROUND FLOOR

Approximate Area = 524 sq ft / 48.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Charters Estate Agents Limited. REF: 1269437



Scan the QR code to find out more information about this property.

### SITUATION

You'll notice immediately that everything you need on a daily basis is on your doorstep in the Georgian market town of Alton. A short walk takes you to Waitrose supermarket, so picking up the daily essentials is a breeze. The high street is close by too. Here you'll discover lots of familiar names, including Sainsbury's and M&S Food. The town has retained a wealth of independent shops, salons and boutiques. As befitting an area once famed for growing watercress, Alton hosts a weekly farmers' market selling local and seasonal produce. This love of food is reflected in the town's superb choice of eateries, from traditional pubs to restaurants offering world cuisines. If you enjoy history, the Curtis Museum boasts one of the finest local history collections in Hampshire and you will be delighted to find an outstanding display of ceramics in The Allen Gallery. The glorious steam engines of the Watercress Line connect with the Alton's train station. When it comes to green spaces, you'll be spoilt for choice. The public gardens are wonderful for an afternoon stroll and the bandstand hosts musical events throughout the summer.



### **SPECIFICATION**

- Stylish ground-floor retirement apartment in an exclusive Alton community
- Private south-easterly patio off the spacious sitting/dining room
- Modern fitted kitchen with integrated appliances and utility cupboard
- Principal bedroom with walk-in wardrobe for excellent storage
- Energy-efficient design with secure entry system and parking
- Access to communal lounge, gardens, and social activities
- Dedicated House Manager and 24-hour emergency call system
- Prime location near Alton's market town and scenic countryside
- Allocated parking space

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band B

**ASKING PRICE £289,950**

### **TENURE**

Leasehold

Unexpired Years: 997

Annual Ground Rent: £425

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 3634.92

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