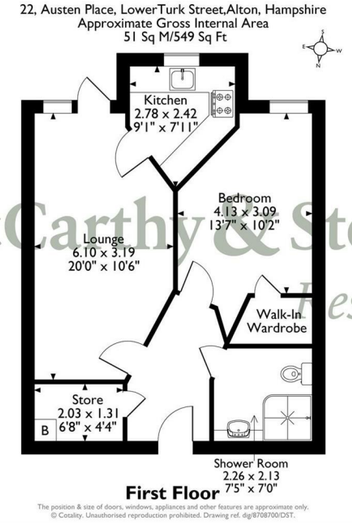
Excellent

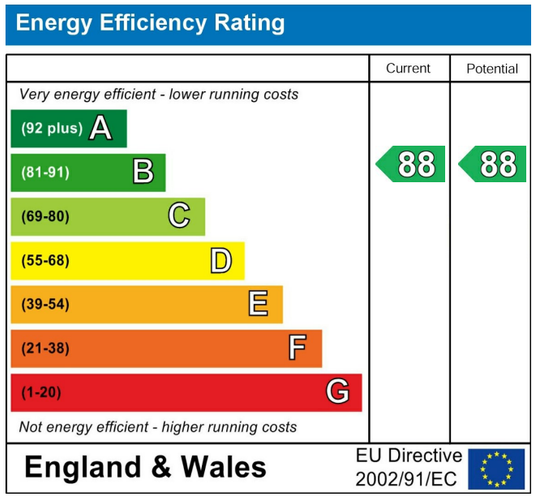
Trustpilot

McCarthy & Stone
Resales.



McCarthy & Stone Resales.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







22 Austen Place

Lower Turk Street, Alton, GU34 1FZ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Austen Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom ground floor apartment
- Lovely patio area overlooking gardens
- Modern kitchen
- Contemporary shower room
- Master bedroom with walk in wardrobe
- Estate Manager & 24/7 staffing
- Social Home Owners Lounge
- Table Service Restaurant
- Wellbeing Suite
- Flexible support available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Austen Place, Alton

1 | 1 | Asking price £160,000

Development Overview
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.

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.

Apartment Overview
This beautifully presented apartment offers a welcoming entrance hall with a useful walk-in storage cupboard. The spacious living/dining room provides an ideal space for relaxing and entertaining, with direct access to a delightful patio area enjoying attractive views over the communal gardens.

The separate modern kitchen is fully fitted with a range of contemporary units and integrated appliances, whilst the stylish shower room features a walk-in level-access shower, vanity unit and contemporary fittings.

A generous master double bedroom benefits from a walk-in wardrobe and is enhanced by full-length windows that allow plenty of natural light to flow throughout the room.

Social Lifestyle
The Communal Lounge is at the heart of the community at Austen Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Austen Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens
One of the main social hubs of Austen Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

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 Annual Service charge is £9,765.44 until 30/06/2027 and it does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Lease Information
Lease 999 years from 1st January 2018
Ground rent £435 per annum
Ground rent review: 1st January 2033

Moving Made Easy
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

Additional Information & Services
•Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













