

46 Austen Place

Lower Turk Street, Alton, Hampshire, GU34 1FZ

Price £250,000

wpr



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Price £250,000 Leasehold

- Immediately south of Alton town centre
- Excellent town centre views with hills beyond
- M&S Food Hall / Sainsbury's nearby
- Train station 1 mile

A beautifully presented 2nd floor one bedroomed retirement apartment with a glazed door from the living room leading directly onto a south facing balcony with a lovely garden view. Austen Place is a coveted development that offers an enhanced level of facilities and care.

- Spacious living room/dining room leading to walk-on south facing balcony
- Modern kitchen with eye level appliances
- Impressive entrance hall + large storage cupboard
- Double bedroom
- Shower room
- Enhanced communal facilities
- 999 year lease ending in 3013
- Chain-free sale
- Pleasing garden views from principal rooms
- BT landline and internet connection

DESCRIPTION

Austen Place is a modern, purpose-built Retirement Living Plus development built by McCarthy & Stone, completed in 2018. Designed specifically for the over 70s, it provides independent living with the option of extra care and support as required through the day. The apartment comprises a spacious living/dining room, fully fitted kitchen, double bedroom, benefiting from a walk-in wardrobe, shower room and walk-on balcony enjoying a southerly aspect. Communal facilities include a large Club Lounge, with tea and coffee making facilities, which opens onto landscaped gardens and seating areas. There is an Estate Manager who oversees the development and leads the team of staff.



The Lounge hosts regular social events and activities. Catering facilities provide the option of a freshly prepared 3 course lunch in the Restaurant (table service), and evening sandwich platters delivered to your apartment. A private dining room is available to host family get-togethers or small parties. Within the development there is a hair and beauty salon, fully equipped laundry rooms, and a locked garage area for charging mobility scooters. Should your guests wish to stay overnight, a private en-suite guest suite is available on the ground floor (small fee applies). The service charge covers maintenance of all the communal areas and includes 1-hour of domestic assistance per week; additional assistance can be arranged through the Estate Manager as required. There is a 24 hour emergency call system provided by a personal pendant and call points in each room within the apartment, and throughout the communal areas.

LOCATION

Austen Place sits just off Alton's High Street, with an M&S Food Hall and a large Sainsbury's store within 5 minutes walking distance. Alton is a vibrant and historic market town which is home to national chain stores as well as many independent retailers. There is a farmers market every other Saturday. In terms of eating out, there are a range of friendly cafes, restaurants and pubs. Alton is home to the Curtis Museum, Allen Gallery and the Watercress Steam Railway, Alton's Westbrooke Gardens has a bowls club and a seasonal programme of events. There are two golf courses nearby. Alton is the gateway to the South Downs National Park and there are many pretty villages - including Chawton, home to Jane Austen - in close proximity.

DIRECTIONS

From the M&S Food Hall, at the western end of Alton's High Street, proceed on Drayman's Way (the town's inner relief road) and continue ahead at the Sainsbury's mini-roundabout. At the next mini-roundabout, turn right onto Lower Turk Street where the development will be found approximately 200m on the right.

COUNCIL TAX

Band B - East Hampshire District Council

SERVICES

Mains water, electricity and drainage.



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VIEWING

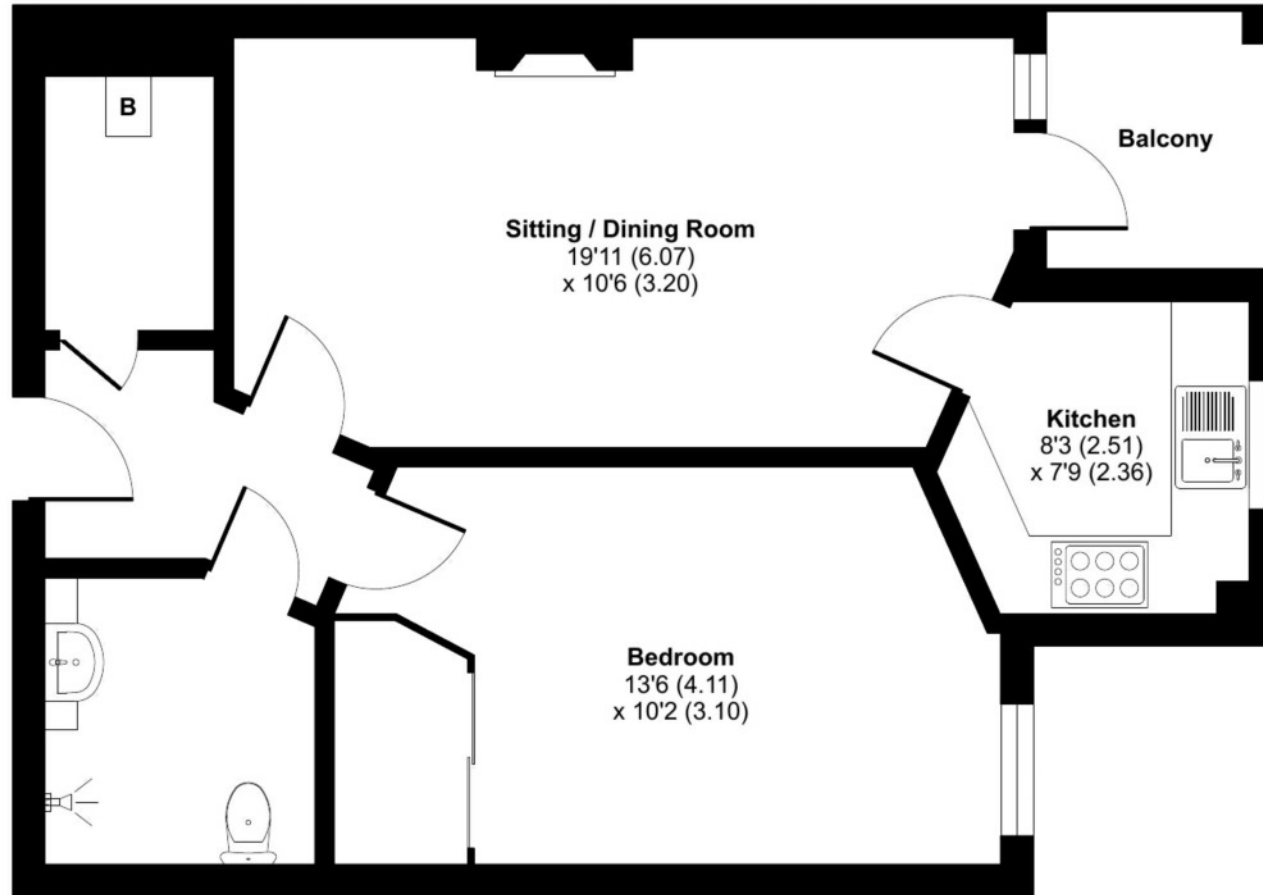
Strictly by prior appointment with Warren Powell-Richards



Austen Place, Lower Turk Street, Alton, GU34

Approximate Area = 572 sq ft / 53.1 sq m

*For identification only - Not to scale



GROUND FLOOR



This floor plan was constructed using measurements provided to © nchecom 2023 by a third party.
Produced for Warren Powell-Richards REF: 1052745

Energy Efficiency Rating		Current	Potential
100+	A		
81-100	B	BB	BB
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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