



# Alton, Hampshire

This contemporary, first floor, 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, including mainline train station to London Waterloo. This magnificent apartment is beautifully presented throughout and comes to market offering a spacious entrance hallway with a large walk-in storage cupboard, double bedroom with walk-in closet with courtesy 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 balcony.

Externally, there 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, salon and much more.

Leasehold

993 Years Remaining On Lease

Council Tax Band : B

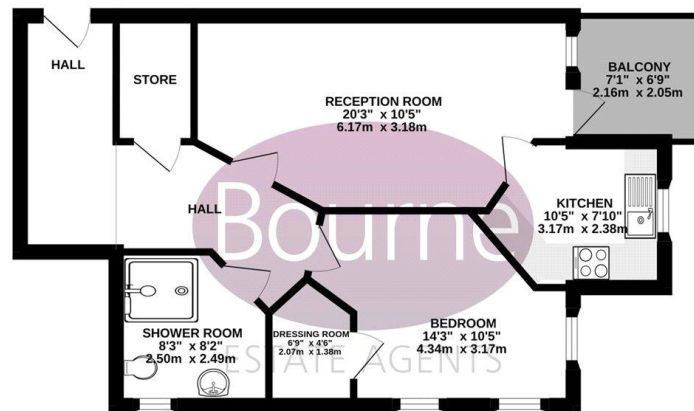
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- One Bedroom Apartment
- Retirement Property
- Assisted Living
- First Floor
- Double Bedroom
- Wet Room
- Living/Dining Room
- Balcony
- Luxury Communal Facilities
- Town Centre Location
- No Onward Chain



# Floorplan

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the Bourne contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Centrally located within the town, Austen place is located on Lower Turk Street. The town provides a variety of shops, restaurants, a bus service and nearby is the mainline train station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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