

# 22 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £199,950

wpr



## 22 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £199,950 Leasehold

- High Street within 62 metres
- Immediate access to shops, cafes & pubs
- Highly prestigious development of 29 apartments
- Alton station services Waterloo

A beautifully presented 1st floor retirement apartment with pleasant outlook offered with no onward chain.

- Living/dining room
- Fitted kitchen
- Generous double bedroom
- Large entrance hall with storage cupboard
- Residents lounge & communal gardens
- Parking
- Chain-free sale

### DESCRIPTION

The apartment is advantageously positioned on the first floor of this prestigious 2014 built development. There are just 29 apartments, the apartment can be accessed via the stairs or lift. The development is highly favoured and all the communal areas such as halls, lobbies and residents lounge are beautifully decorated. Security is a high priority and there is a house manager on site as well as a 24 emergency pull cord system. In addition there is the possibility of residents allocated parking with permits available for £250 per annum on a 1st come, 1st served basis. The accommodation is well proportioned and immaculately displayed.



## LOCATION

Clover Leaf Court is set within a level short walk to the top of the High Street and town centre. Lying on the western side of Alton's historic town, where there are individual and multiple shops, M&S, Sainsbury's, Boots and Iceland stores, a library, hotels and restaurants, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens reached via Rack Close Road with a bowls club and seasonal programme of events, weekly street and farmers market events, a train station (Waterloo line) with an adjacent Waitrose store, a sports centre and 2 outlying golf courses.

## COMMUNAL FACILITIES

Lift, residents lounge, guest room, alternative exit doors, entry phone system, house manager and refuse area. Heating is provided with individual controls in each flat. Emergency pull cords in each room.

## NB

The leasehold is for 125 years from 2014. Please apply for details of the ground rent and service charge.

## DIRECTIONS

From the M&S store continue in a south westerly direction on Butts Road. The development will be found on the right hand side on the corner of Ackender Road.

## COUNCIL TAX

Band B - East Hampshire District Council.

## SERVICES

Mains water, electricity and drainage.



78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

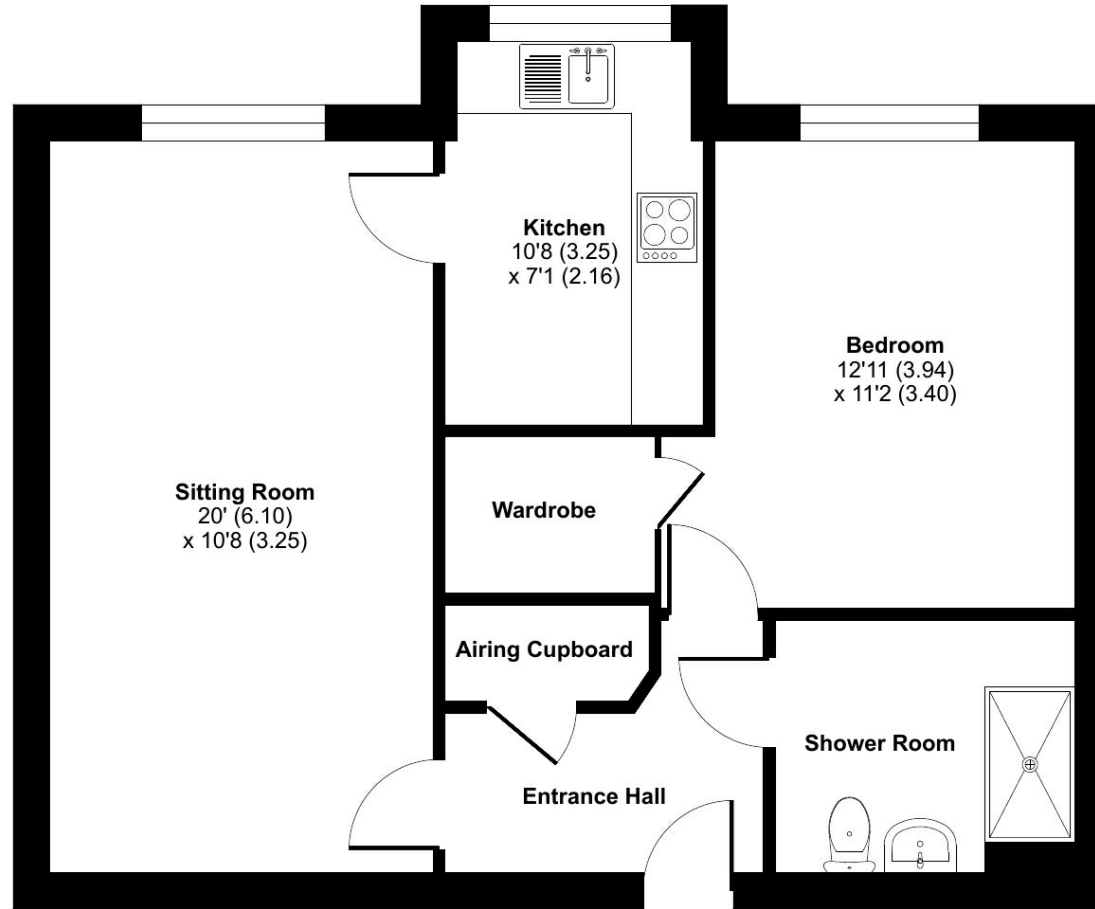
Strictly by prior appointment with Warren Powell-Richards



# Clover Leaf Court, Ackender Road, Alton, GU34

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



This floor plan was constructed using measurements provided to © ncthecom 2023 by a third party.  
Produced for Warren Powell-Richards REF: 1057223

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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