

wpr

16 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £165,000



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Price £165,000 Leasehold

- High Street 200 yards walk
- South westerly aspect to All Saints Church spire
- Inns & restaurants nearby
- Bowls and events in Westbrooke Gardens

A well presented 2014 McCarthy & Stone 1st floor retirement apartment with on site parking available and beautiful central courtyard gardens in a level first class central town setting.

- Living/dining room
- Fitted kitchen with appliances
- Double bedroom with walk-in wardrobe
- Wet room
- Communal lounge and secluded garden
- Chain-free sale

DESCRIPTION

Situated at the front of a prestigious development of just 29 apartments in a detached building with attractive broad hallways and a fine homeowners' lounge opening to the delightful, central gardens including part covered sun terraces. Important attributes of this apartment, which is designed for the over 60s, include uPVC double glazing, oak veneered doors with chrome handles, moulded architraves and profile skirting boards, the windows overlook Ackender Road, smooth finished ceilings and wet underfloor electric heating with zonal controls. There is also a generous supply of power points set at a user friendly height. The living room has air conditioning and the wide oak style kitchen incorporates soft closing units with chrome handles with integrated appliances. The white suited wet room features a wide shower area with hot water provided by a pressurised system.



The double bedroom affords not only the fitted walk-in wardrobe, but also a recessed window area ideal for a dressing table or computer station. If a car space is required, subject to availability, the cost is £125 per half year.

LOCATION

Proudly set within attractive level landscaped surrounds, Clover Leaf Court fronts Butts Road and Ackender Road, the latter being an access-only road immediately west of Alton's historic town centre. The M&S Foodhall is close by beyond which there are individual shops, multiples including Sainsbury's, Boots and Iceland, a library, hotels and restaurants, a museum and gallery, and a variety of local interest clubs. Pageants and open air markets are part of Alton's calendar whilst beyond the town centre lies Alton Station (Waterloo line), Waitrose store, and an expanding retail park with the sports centre and 2 golf courses on the outskirts.

COMMUNAL FACILITIES

Mobility scooter store/charging room, homeowners' lounge, guest suite, entry phone system, optional TV linkage, 24 hour emergency call system, lift, House Manager and refuse area.

NB

1. The leasehold is for 125 years from 1 January 2014. Ground rent currently £425 per annum. Service charge payable includes buildings insurance. Please apply for details.
2. We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis.

DIRECTIONS

From the M&S Foodhall store at the south western end of High Street, Alton, proceed away from the town on Butts Road. Turn first right before the BP garage into Ackender Road. The drive into Clover Leaf Court is immediately on the right. Visitors' spaces are earmarked beyond the undercroft parking to the rear

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

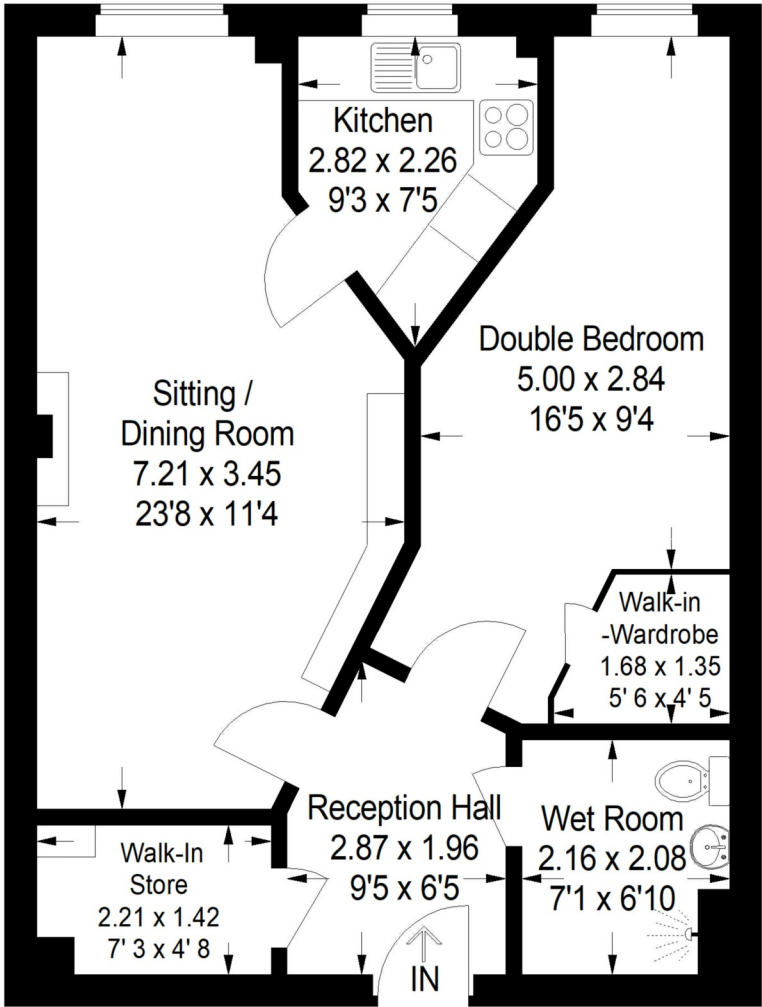


Clover Leaf Court

Approximate Gross Internal Area
56.2 sq m / 605 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor

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

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Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.