

12 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £195,000

wpr



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Price £195,000 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
- Modern Fitted kitchen
- Generous double bedroom
- Large entrance hall with storage cupboard
- Residents lounge & communal gardens
- Parking area
- Chain-free sale

DESCRIPTION

The apartment is advantageously positioned on the first floor of this prestigious 2014 built development and overlooks the lovely communal garden. 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. 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, resident house manager and refuse area. 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.



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VIEWING

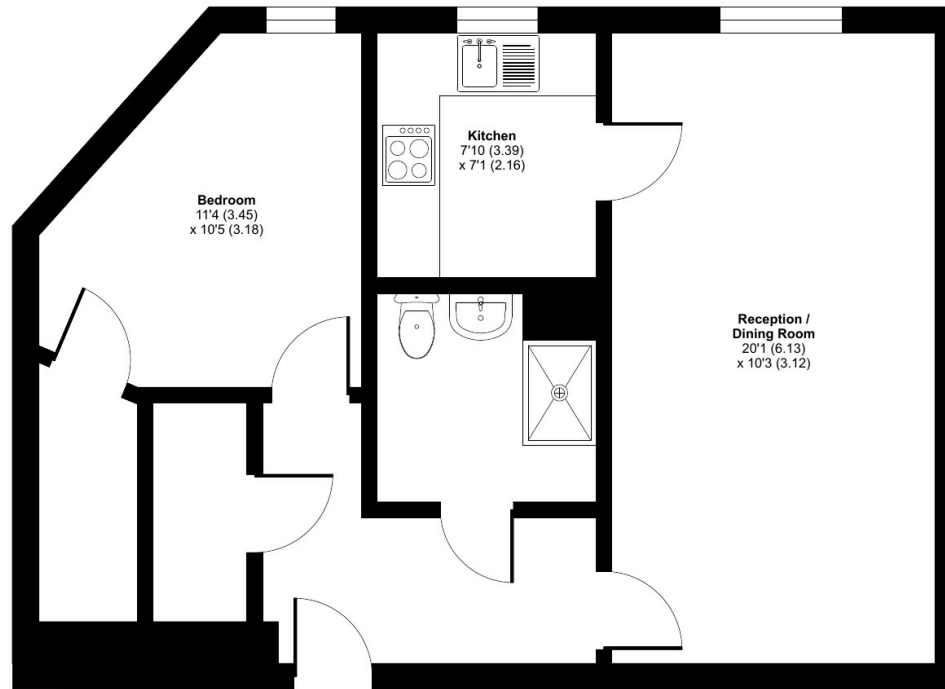
Strictly by prior appointment with Warren Powell-Richards



Ackender Road, Alton, GU34

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Warren Powell-Richards. REF: 1114920

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
76-92	B	76	78
69-75	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			

England & Wales E.U. Directive 2002/91/EC

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