

# 23 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £190,000

wpr



## 23 Clover Leaf Court

Ackender Road, Alton, Hampshire, GU34 1NQ

Price £190,000 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 2014 McCarthy & Stone retirement apartment with pleasant outlook and offered with no onward chain.

- Living/dining room
- Modern Fitted kitchen
- Generous double bedroom with air conditioning
- Large entrance hall with storage cupboard
- New carpets throughout
- Residents lounge & communal gardens

### DESCRIPTION

This first floor apartment is light and airy and ready to move into with newly fitted carpets. The lounge/diner is a good size with door leading into the fully appointed kitchen, both overlooking the communal gardens of Willow Court. The double bedroom also enjoys the same outlook and has the added advantage of air conditioning and a walk in fitted wardrobe. The wet room has a newly fitted shower and is accessed from the large hallway. There are just 29 apartments within the complex and this 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.

### 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.

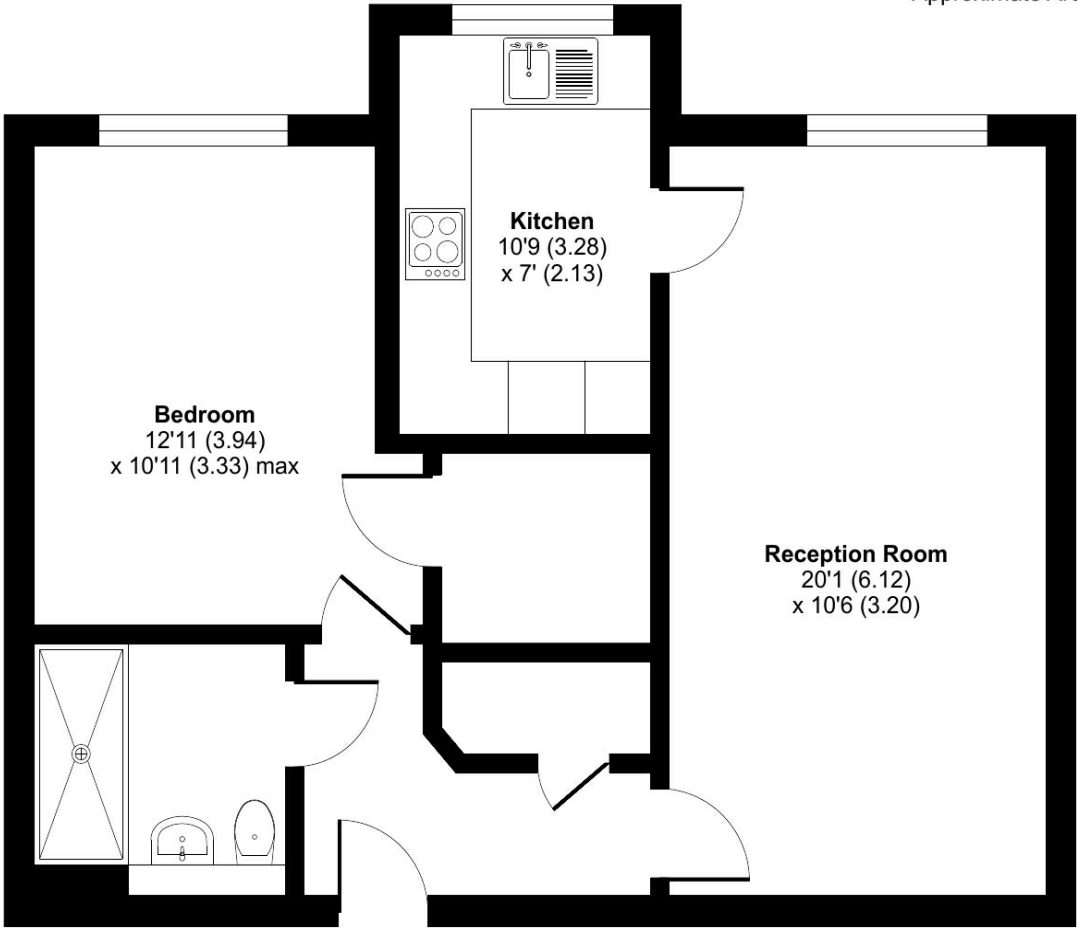
### SERVICES

Mains water, electricity and drainage.



# Clover Leaf Court, Ackender Road, Alton, GU34

Approximate Area = 594 sq ft / 55.1 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	74

EU Directive 2002/91/EC  
England & Wales  
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