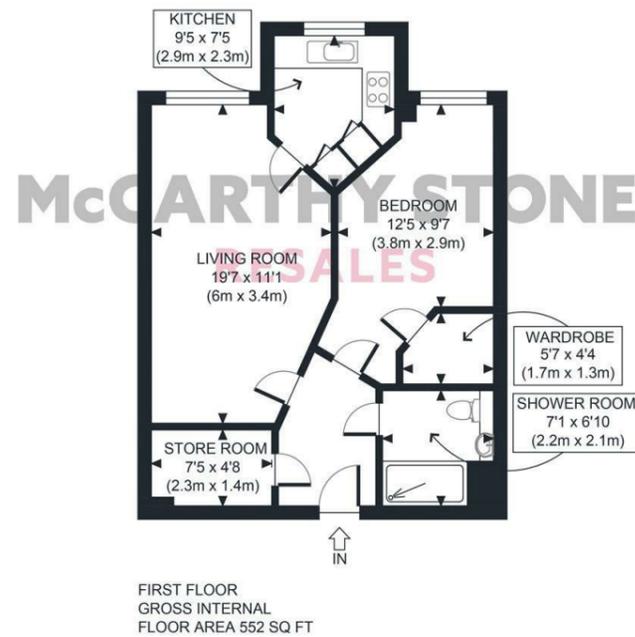


16 Clover Leaf Court

Ackender Road, Alton, GU34 1NQ

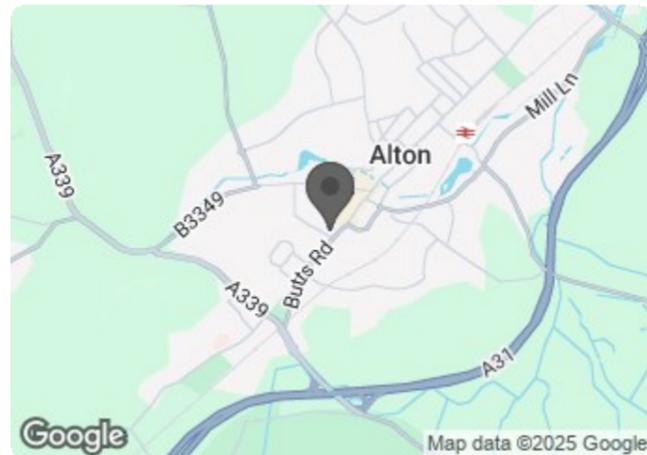


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 552 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT / 51 SQM	Clover Leaf Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/01/23
	photoplan



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC		

Asking price £189,950 Leasehold

Wonderfully presented and SPACIOUS ONE BEDROOM apartment, situated on the first floor of this AWARD WINNING McCarthy Stone Retirement development. Benefitting from NEW CARPETS fitted throughout and an AIR CONDITIONING unit installed in the living room.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Clover Leaf Court, Ackender Road, Alton

1 Bed | £189,950

Summary

Clover Leaf Court was built in 2014 and consists of 29 apartments. The development has been awarded Housing for Older People Awards in 2017 and 2019. Designed for retirement living, communal facilities include a lift to all floors and a mobility scooter store with charging points.

There is a Homeowners lounge with doors leading to a patio surrounded by a landscaped garden. The camera door entry system which can be accessed via a TV ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with call points in the hallway, bedroom and bathroom. There is a House Manager on site Monday to Friday usually between 9am until 2pm but this varies between developments their primary roll is to oversee the running of the development, if an alarm is raised during their working hours they would be the first point of call to assess what help is required. The development will link through to the 24 hour emergency call system for when they are off duty.

Clover Leaf Court is conveniently located for all local shops and amenities, being a level walk to M&S food hall, which is nearby.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24 hour Tunstall emergency response system is situated here. From the hallway there is a door to a walk-in storage and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system

and intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A spacious and beautifully presented living room with a stunning feature fire surround and decorative electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Air conditioning unit. Partially glazed door leads into a separate kitchen. Double glazed windows with a southerly aspect.

Kitchen

Modern fully fitted kitchen with tiled floor. Excellent range of base and wall units with contrasting work surfaces and tiled splash backs. Sink unit with chrome lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, integrated washer/dryer and under pelmet lighting. Twin opening double glazed windows.

Bedroom

Double bedroom of ample proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, raised electrical sockets. Double glazed windows.

Shower Room

Fully tiled and fitted with suite comprising of level access walk-in shower with wall mounted thermostatically controlled shower unit with glass screen and grab rails. Low level WC, vanity unit and storage with wash basin and mirror above. Shaving point, electric heater, anti slip floor and extractor fan.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge of £3,925.78 per year (until financial year ending 30/09/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Lease length: 125 years from the 1st Jan 2014
Ground rent: £425 per annum
Ground rent review date: Jan 2029

Car Parking

Parking is by allocated space subject to availability and the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

