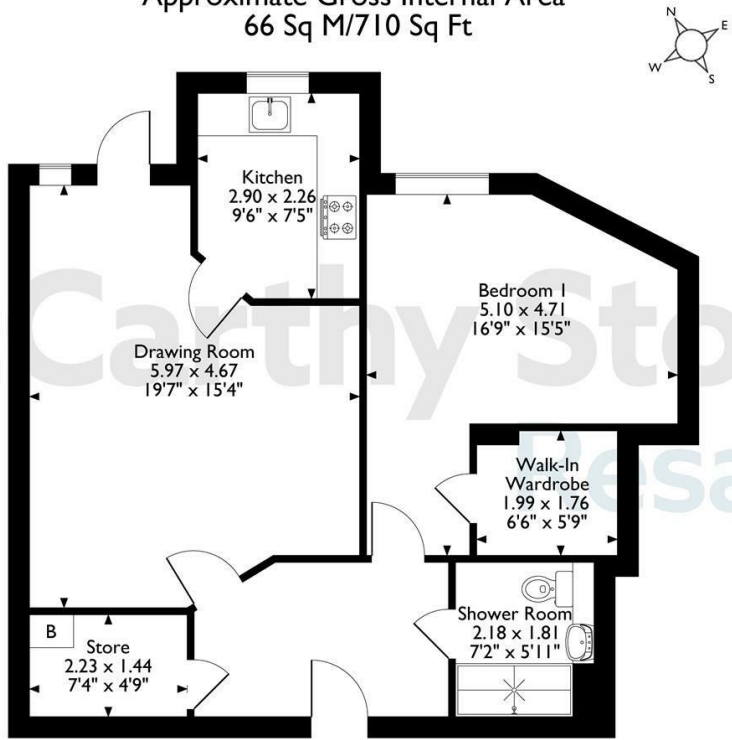


Clover Leaf Court, Flat 3, Ackender Road, Alton, Hampshire
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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.



3 Clover Leaf Court

Ackender Road, Alton, GU34 1NQ



Asking price £250,000 Leasehold

This beautifully presented large one bedroom GROUND FLOOR retirement apartment , benefits from having direct access to a PRIVATE SUNNY PATIO AREA. Situated within an AWARD WINNING development. "Winner of Housing for Older People Award 2017 & 2019".

Call us on 0345 556 4104 to find out more.

Ackender Road, Alton, Hampshire, GU34

1NQ

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 ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

The development benefits from a guest suite for use by visiting friends and family that can be booked subject to availability for a nominal charge.

Inside the apartment there is a useful storage / airing cupboard off the entrance hall, a fully fitted kitchen, built-in oven, integrated fridge, freezer, washing machine, ceramic hob and the apartment benefits from underfloor heating throughout.

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 pull cord system is situated in the hall. 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, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.



LIVING/DINING ROOM WITH EXTERNAL PRIVATE PATIO

A spacious living/dining room benefitting from glazed door leading to a patio area overlooking landscaped rear gardens. Featured stone fire surround with coal effect electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer, washing machine and under pelmet lighting.

BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails, shelving and ceiling lights. Ceiling lights, TV and phone point.

BATHROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater 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



1 bed | £250,000

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. 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.

Additional Information and Services

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

Viewings are carried out by the HOUSE/ ESTATES MANAGER to show the WHOLE development.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Fast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

