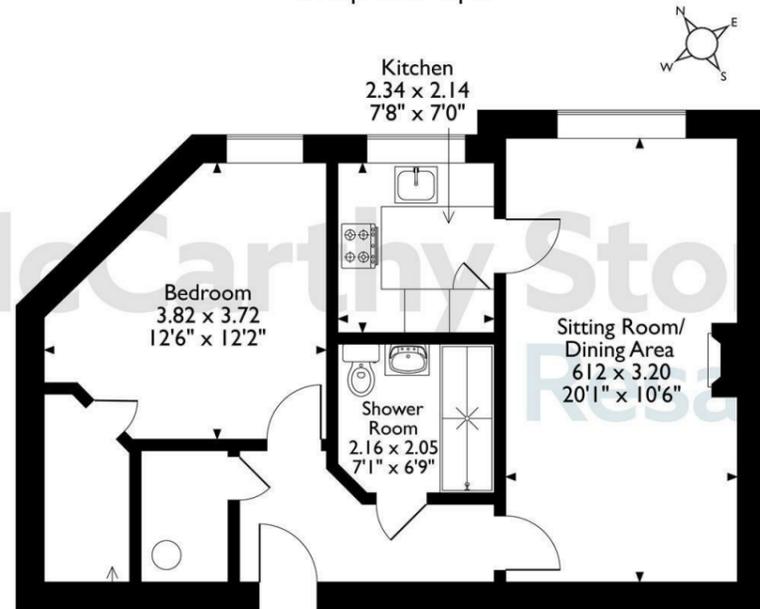


Clover Leaf Court, Flat 12, Ackender Road, Alton, Hampshire  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



Walk-In  
Wardrobe

**Twelveth Flat**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 12 Clover Leaf Court

Ackender Road, Alton, GU34 1NQ



**Asking price £189,950 Leasehold**

A well presented ONE DOUBLE BEDROOM apartment situated on the first floor of this AWARD WINNING McCarthy Stone Retirement development, benefitting from OVERLOOKING the COMMUNAL GARDENS.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED GARDENS, and more!

**Call us on 0345 556 4104 to find out more.**

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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, where the 24 hour emergency response system is situated. 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 well presented living room with a modern feature fire surround and decorative electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets and raised electric power sockets. Double glazed window overlooking the communal gardens. Partially glazed door leads into a separate kitchen.

## Kitchen

Modern 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 sits below the window overlooking the communal gardens. Built-in electric oven, ceramic hob and stainless steel extractor hood. Space for integrated fridge/freezer and under pelmet lighting.

## Bedroom

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, raised electrical sockets. Double glazed window overlooking the gardens.

## 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. 'Comfort' (high 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

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.

## Lease Information

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.

