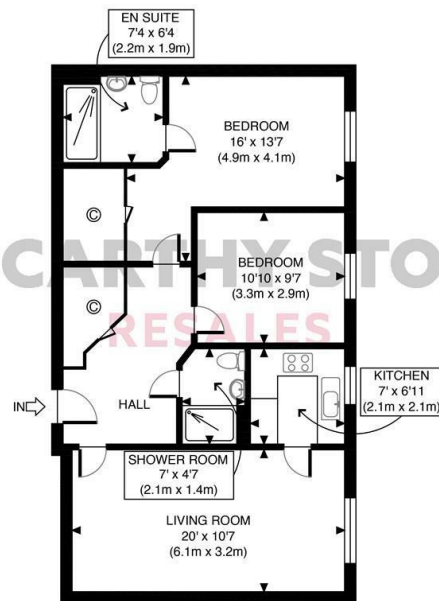


McCARTHY STONE RESALES

24 CLOVER LEAF COURT ACKENDER ROAD, ALTON, GU34 1NQ

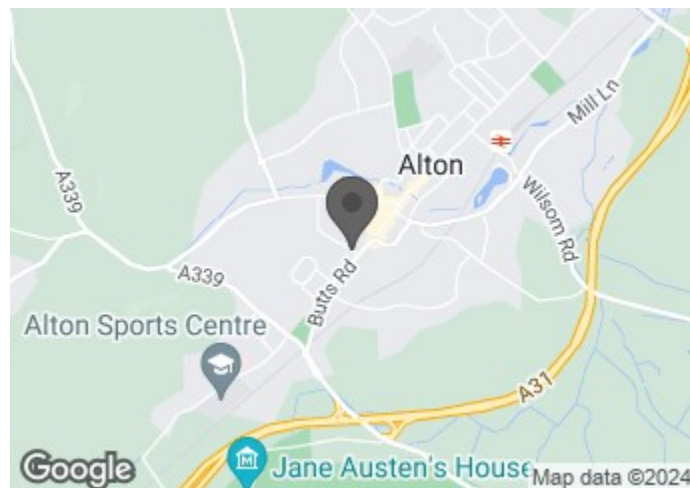


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQM	Clover Leaf
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: 09/06/23 photoplan



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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.



Viewings highly recommended for this stunning and spacious (775sq. ft.) first floor apartment with BRAND NEW CARPETS THROUGHOUT.

Large master double bedroom with an en-suite shower room, second double bedroom, separate shower room, beautifully bright living room and a modern fully fitted kitchen, all principal rooms overlook the stunning landscaped gardens and more importantly away from the busy main road to the front of the development.

** Note: The washing machine and tumble dryer in the second shower room can remain or be removed as desired. **

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CLOVER LEAF COURT, ACKENDER ROAD,

2 BEDROOMS £325,000

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 call points in the apartment and throughout the development. 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.

Inside the apartment there is a modern fully fitted kitchen, spacious living room, two double bedrooms with the master having an en-suite and a second shower room.

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 Tunstall 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 with intercom. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

This large, beautifully presented and bright living room features a decorative fire surround with electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power

sockets, double glazed windows with views over the landscaped gardens. Door leads onto a separate kitchen.

KITCHEN

A modern fully fitted kitchen with tiled floor. There is an excellent range of wall and base units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Tiled splash backs.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

A larger than average double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Windows overlooking the beautiful gardens. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled and fitted with suite comprising a wide shower cubicle with sliding glazed screens, wall mounted thermostatically controlled shower attachment and grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

BEDROOM TWO

Spacious second double bedroom with double glazed window overlooking the gardens. Raised power points, Ceiling light.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access walk-in shower with thermostatically controlled shower, grab rails and glazed shower screen. Low level WC, pedestal 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

Service Charge £6,090.74 per annum (for financial year end 30/09/2024)

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 125 Years from the 1st January 2014

Ground Rent: £495 per annum

Ground Rent Review Date: January 2029

CAR PARKING

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

ADDITIONAL INFORMATION & SERVICES

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

