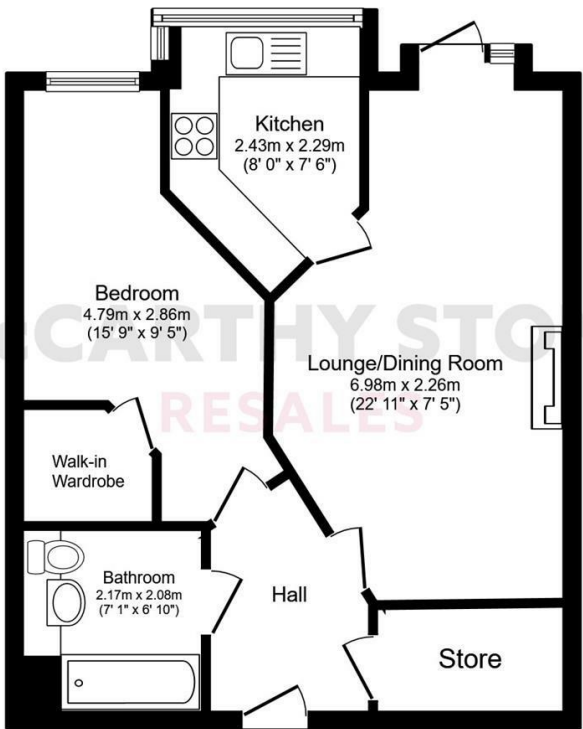


9 Clover Leaf Court

Ackender Road, Alton, GU34 1NQ



Total floor area 50.3 sq.m. (542 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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                                   | 75                      | 75        |
| (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 £235,000 Leasehold

A beautifully presented GROUND FLOOR retirement apartment, benefitting from having direct access to a PRIVATE SUNNY PATIO AREA.

This ex show home apartment is 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.

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# Clover Leaf Court, Ackender Road, Alton, GU34 1NQ

Clover Leaf Court has been designed to support modern living with wifi in the communal areas. All apartments feature walk in wardrobes, Sky+ connection point in living rooms, fully fitted kitchens, underfloor heating and camera entry system for use with a standard TV.

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

Should you wish to socialise, the Homeowners' lounge provides a great space to meet with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## ENTRANCE HALL

Boasting a walk-in storage and airing cupboard. All other doors lead to the living room, bedroom and bathroom.

## LIVING ROOM

Boasting a UPVC door with direct access to a private sunny patio garden area. A feature fireplace with electric fire and surround makes a wonderful focal point in the room. TV and telephone points, Sky/Sky+ connection point. Ceiling downlights, 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 sits below the large, electronically operated window, featuring fitted wooden shutters. Built-in oven, ceramic hob and extractor hood. Integral washing machine/tumble dryer. Integrated fridge/freezer. Under pelmet lighting.

(NOTE: the free standing kitchen table and stools are not included in the sale, however, are available subject to separate negotiation).

## BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window with fitted wooden shutters.

## BATHROOM

Fully tiled and fitted with suite comprising of bath with shower over, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

## SERVICE CHARGE

- 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 is £3,925.78 for financial year ending 30/09/2025. The service charge does not cover



# 1 bed | £235,000

external costs such as your Council Tax, electricity or TV.

To find out more about service charges please contact your Property Consultant or House Manager.

## 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.

## GROUND RENT

Ground rent: £425 per annum  
Ground rent review: 1st Jan 2029

## LEASE INFORMATION

Lease length: 125 years from 2014

## Additional Information & 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

