



ESTATE AGENTS



Clover Leaf Court

Alton, Hampshire

£210,000

Alton, Hampshire

Clover Leaf Court can be accessed via the main entrance or side entrance, there is then the option of using the stairs or lift to the second floor. Upon entering the apartment, you will immediately sense the space in the well-proportioned hallway. Positioned to the right of the hall is the sitting/dining room which has a feature fireplace with surround, a rear aspect window and glazed door through to the kitchen. The kitchen has a rear aspect window, range of wall and base units with surfaces over, sink and drainer unit, four ring hob, integrated fridge and freezer, extractor and a built in oven.

Positioned off the hall immediately in front as you enter is the shower room and to the left is a well-proportioned airing cupboard. Completing the accommodation is the bedroom which is double in size, has a rear aspect window and a walk-in wardrobe with hanging space.

Within Clover Leaf Court, there are communal facilities, an onsite house manager and communal gardens. Additionally, there is guest parking available.

Leasehold

Lease Length : 115 Years Remaining

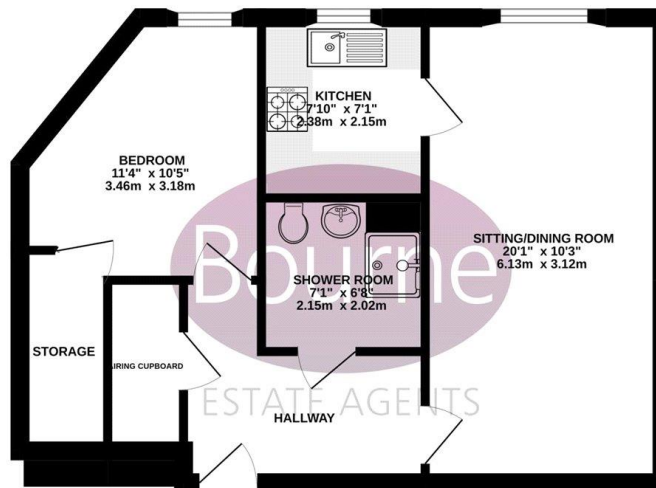
Council Tax Band : B

- One Bedroom Property
- Retirement Apartment
- Sitting/Dining Room
- Shower Room
- Modern Kitchen
- Walk-In Wardrobe
- Communal Grounds
- Communal Reception Area
- Town Centre Location
- No Onward Chain



Floorplan

SECOND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



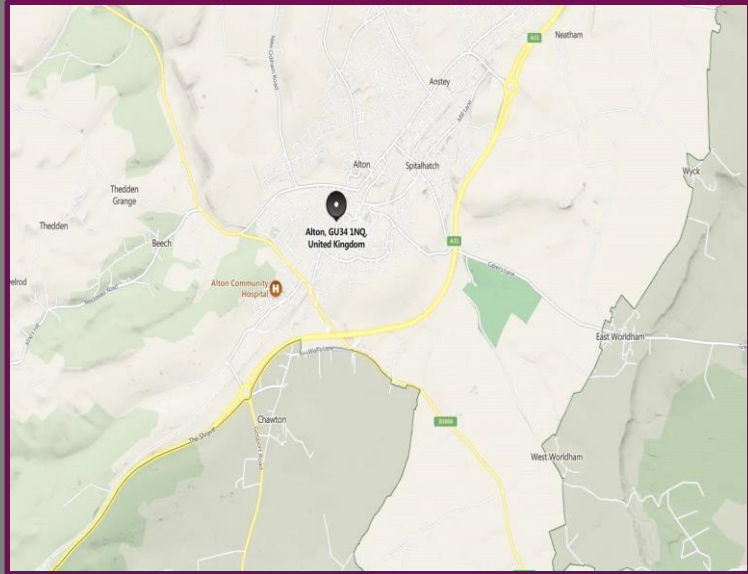
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 592sq ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Location

Located off Ackender Road in Alton, this property is conveniently positioned for the town centre which offers a variety of shops, restaurants, a bus service and the mainline train station on the fringes of the town centre offering a direct train service to London Waterloo.



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

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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