



Hammond Way | Yateley | GU46 7AL

£295,000

Leasehold

Waterfords 
Residential Sales & Lettings

Hammond Way | Yateley | GU46 7AL £295,000

This one-bedroom first floor Independent Living apartment at Hampshire Lakes retirement village has a balcony in the lounge overlooking the central garden. Sited in a separate apartment block near to the main building and on-site facilities, its benefits include offering the buyer a good level of privacy, with lift access and good storage options.

The entrance hallway contains a large storage cupboard with room for suitcases, an underfloor heating control cupboard with shelf and another store cupboard with shelves. It leads to a bright square-shaped living room with feature fireplace and glazed doors opening to the full-length balcony, which is North-East facing and overlooks the central gardens and the guest room. Double-doors open to the kitchen, which has a window over the kitchen sink with a similar aspect to that in the lounge. Here you'll find a range of Zanussi integrated appliances, including an oven and induction hob, microwave, fridge-freezer, washer-dryer and a dishwasher.

The double bedroom offers South-facing views from its large picture window and a 7-door fitted wardrobe across one wall, with both long-hanging and shelf space. The bedroom also features a luxury-tiled Jack & Jill style ensuite shower room, with built-in storage, a glass shower screen and non-slip flooring. The carpets in the lounge, hall and bedroom are in good condition and all the blackout blinds and blackout-lined curtains can be included in the sale. The property also enjoys energy-efficient underfloor heating, double glazed windows and neutral décor throughout.

- First floor one bedroom Assisted/Retirement Living apartment set in the Village centre and accessible via lift or stairs
- Energy-efficient underfloor heating and modern double-glazed windows
- Double bedroom with built in wardrobes
- Restaurant, café, library, hair salon and treatment room
- Stylish kitchen with integrated appliances.
- Living room with access to its own balcony
- Luxury-tiled Jack & Jill style ensuite shower room
- Senses Wellness centre with sauna, gym and swimming pool

Hampshire Lakes retirement village combines idyllic lakeside surroundings and state-of-the-art facilities to create a welcoming community for people who want more from their retirement. Our village benefits from a warm, open and inviting community with many





vibrant spaces for you to entertain friends and family. The wide range of facilities at Hampshire Lakes create an unrivalled environment designed to help you to enjoy modern retirement living.

Life at Hampshire Lakes Park offers the best of luxury retirement living combined with an independent lifestyle designed around you, creating a unique experience. A state-of-the-art wellness centre and spa offers a luxurious swimming pool, Whirlpool bath, steam room, sauna, and fully equipped gymnasium. Nestled in the village centre we also have Cotton's deli and the Restaurant - both vibrant spaces where you can relax and entertain.

We believe in promoting independence with dignity, whilst at the same time striving to maintain and improve your quality of life. We understand that life changes as you get older. There comes a time when some extra assistance may be required to help complete those day-to-day tasks which were once dealt with more easily. The village offers a comprehensive range of housekeeping and personal care services at various hourly rates through our registered homecare service and housekeeping team. This is managed through separate contracts with individual residents.

All residents pay a contribution to the running costs of facilities, support services and maintenance of the building and grounds which is known as the 'service charge'. The deferred sinking fund contribution goes towards a fund which we build up over time to meet the cost of major repairs and refurbishment works which are not covered by the monthly service charge. The contribution is payable on resale.

Key Facts

Lease: 125 years from 2015 (approx. 116 years remaining)

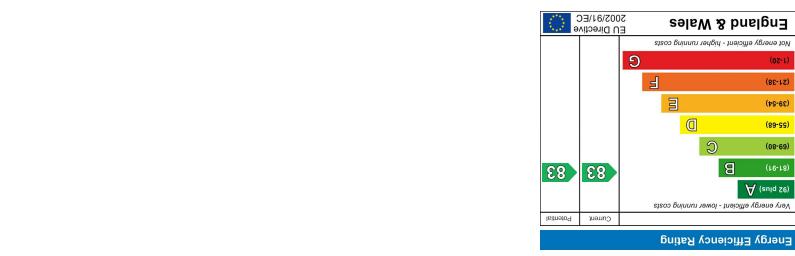
Service Charge: £793.69 pcm from 1st April 2025, to be reviewed annually and updated from 1st April each year

Ground Rent: £500 per year

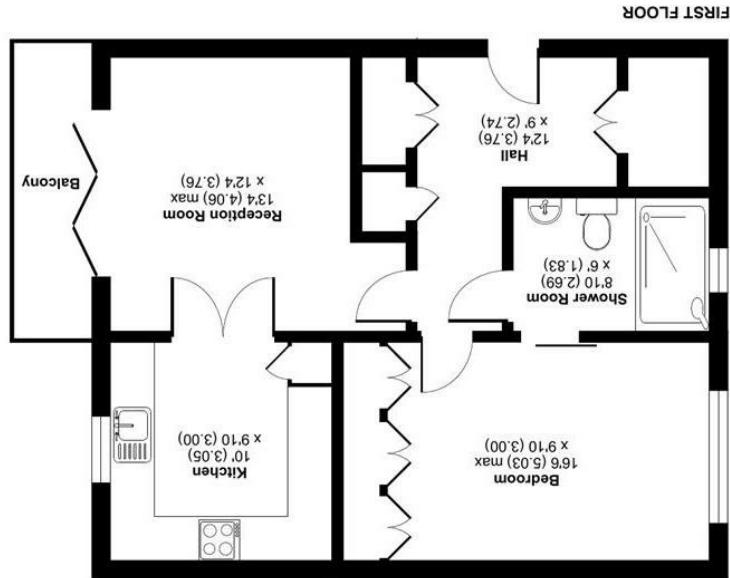
Council Tax band: C

Sinking Fund: 4.5% on sale

Yatleey@waterford.s.co.uk
 01252 870222
 GU46 7UW
 Hampshire
 Yatleey
 35 Plough Road



Produced for Architec, Ref: 119070
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS2 Residential). © Architec 2024.
 Interim Residential Property Measurement Standards (PRMS2 Residential). © Architec 2024.



Approximate Area = 612 sq ft / 56.8 sq m
 Hammond Way, GU46

