



Hammond Way | | Yateley | GU46 7AG

Asking Price £225,000

Leasehold





## Hammond Way | Yateley | GU46 7AG Asking Price £225,000

A wonderful bright and spacious Independent Living one bedroom apartment, situated in the heart of this outstanding Anchor Retirement Village.

An L-shaped entrance hallway, which contains a large storage cupboard, leads to a generous sized living room with feature fireplace and bay window overlooking woodland. The spacious dual aspect kitchen/breakfast room has plenty of units and integrated appliances, with space for a dining table in the bay window recess. The large double bedroom has a range of fitted wardrobes and a luxury-tiled shower room with built-in storage is positioned just alongside, also accessible from the hallway. This attractive apartment has energy-efficient underfloor heating and benefits from neutral décor and carpets throughout.

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.

- Bright and spacious living room with feature fireplace and bay window
- Spacious dual aspect kitchen/breakfast room with integrated appliances and bay window
- Double bedroom with built-in wardrobes and a luxury-tiled shower room alongside
- Energy-efficient underfloor heating and modern double-glazed windows
- Stunning grounds and lakeside/woodland walks
- Senses Wellness centre with sauna, gym and swimming pool

### Location

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.

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 lease provides that each year you must pay ground rent, which for the first 25 years will be £500 a year. 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.

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.

#### Key Facts

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

Service Charge: £800.42 pcm (£184.71 pw), to be reviewed annually and updated from 1st April each year

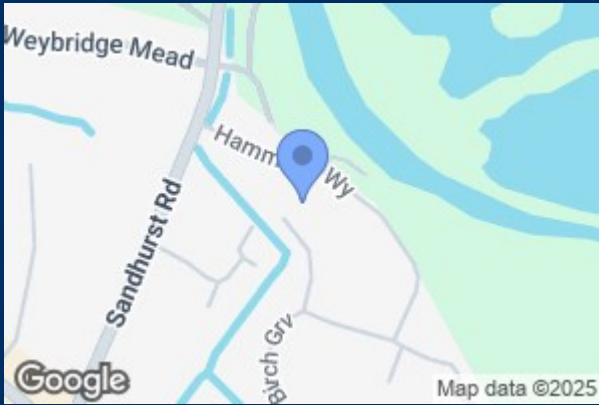
Ground Rent: £500 per year

Council Tax band: B

Sinking Fund: 4.5% on sale

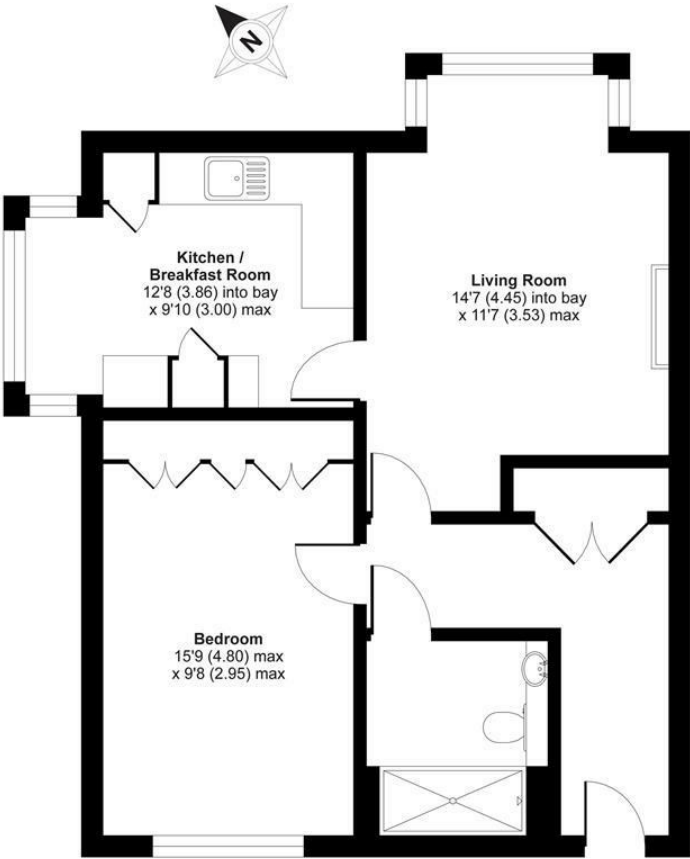
Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over





**Hammond Way, Yateley, GU46**

APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT 57 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
England & Wales	EU Directive 2002/91/EC	

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222  
yateley@waterfords.co.uk