

Hammond Way | | Yateley | GU46 7AG

£185,000

Leasehold

Waterfords
Residential Sales & Lettings

Hammond Way | Yateley | GU46 7AG £185,000

WATERFORDS This fabulous, much improved ground floor one bedroom retirement apartment is located very near to the onsite facilities at Hampshire Lakes. Recently redecorated in neutral tones, it features limed oak wooden flooring and an open plan hallway with storage cupboard. The bright and spacious living/dining room has doors opening to a West-facing patio area, offering a good level of privacy. Glazed doors in the lounge open to a stylish white kitchen with integrated appliances, with space in the living room for a small two-seater dining table. The kitchen is fitted with wall/base units, a slimline dishwasher, fridge with small freezer compartment and combination microwave/oven. The West-facing double bedroom has a built-in wardrobe and an ensuite shower room with fully tiled walk-in shower. Offered to the market with no onward chain.

- Ground floor apartment close to all village facilities
- White kitchen with integrated appliances including a dishwasher, fridge and combi-oven
- Energy-efficient underfloor heating and modern double-glazed windows
- Bright and spacious living/dining room with West-facing patio
- West-facing double bedroom with built-in wardrobes and a tiled ensuite shower room
- Restaurant, café, library, hair salon and treatment room
- Open plan hallway with storage cupboard
- Senses Wellness centre with sauna, gym and swimming pool

Location

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. 115 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, to be reviewed every 25 years
Council Tax band: C
Sinking Fund: 4.5% on sale
Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over
Assisted Living package cost (if applicable): £1,029.94 per month (single) or £1,548.63 per month (couples)
Alternative Retirement Living package cost (for 1 hours' cleaning per week): £23.10 per week
Brochures

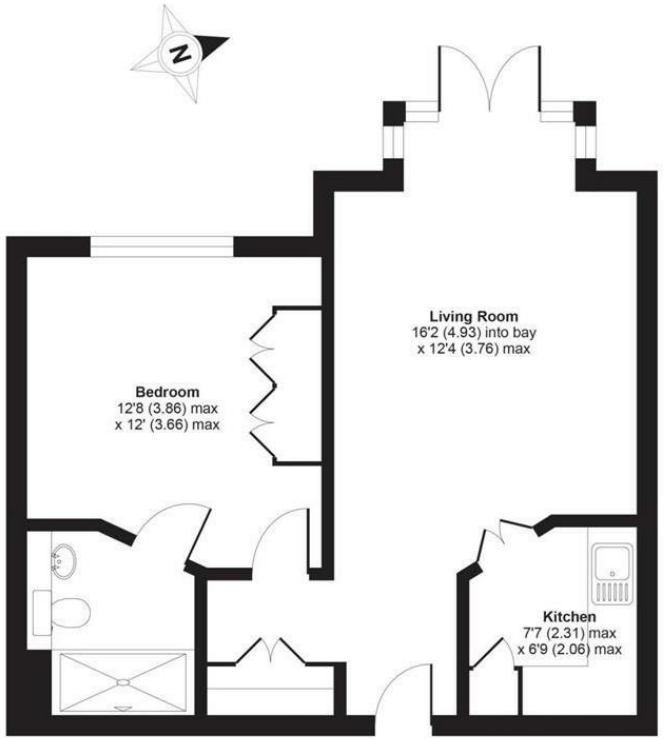






Oakleigh Square, Hammond Way, Yateley, GU46

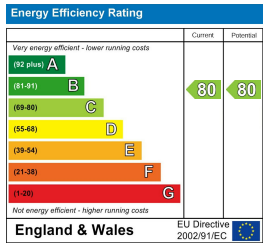
APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT 47.6 SQ METRES



GROUND 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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