



Oakleigh Square | Hammond Way | Yateley | GU46 7AG

£400,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings



# Oakleigh Square | Hammond Way Yateley | GU46 7AG

Offered to the market in good order throughout, this two bedroom ground floor apartment is set in the heart of the fabulous Hampshire Lakes retirement village, with its spectacular woodland and lakeside setting.

The apartment comprises a dual aspect living/dining room leading to a stylish modern kitchen with high quality integrated appliances, including an induction hob, oven and microwave, dishwasher and a washer/dryer. The master bedroom benefits from a walk-in dressing room with hanging and shelf space and a luxury-tiled Jack & Jill style shower room with level-access shower. There's a second bedroom, which equally could be used as a hobbies room or an office, plus a hallway with storage cupboard.

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.

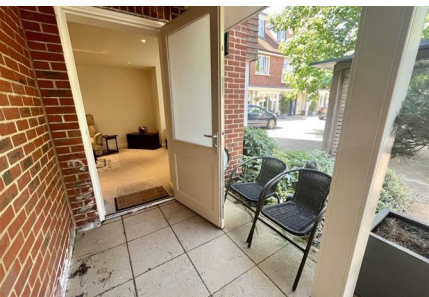
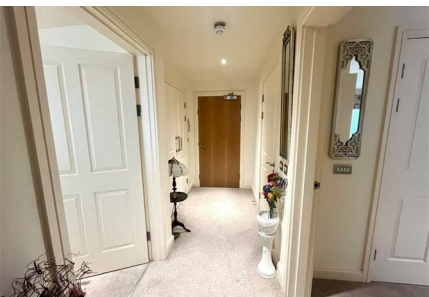
- Ground floor 2-bed apartment set in the Village
- Master bedroom with walk-in dressing room and Jack & Jill ensuite shower room
- Stunning grounds and lakeside/woodland walks
- Door with direct access to a patio area
- Stylish kitchen with integrated appliances
- Energy-efficient underfloor heating and modern double-glazed windows
- Bright and spacious dual aspect living/dining room with bay window
- No onward Chain

## 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.

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

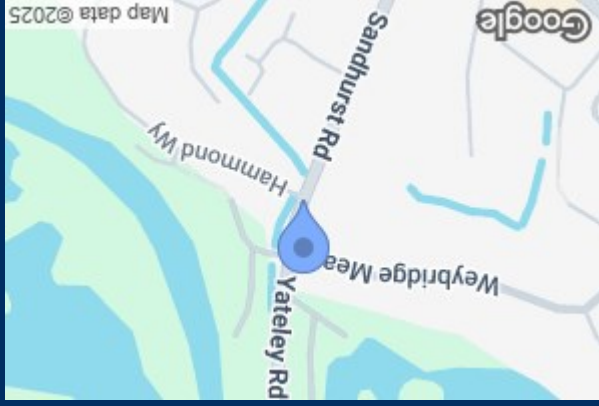
Ground Rent: £500 per year

Council Tax band: B

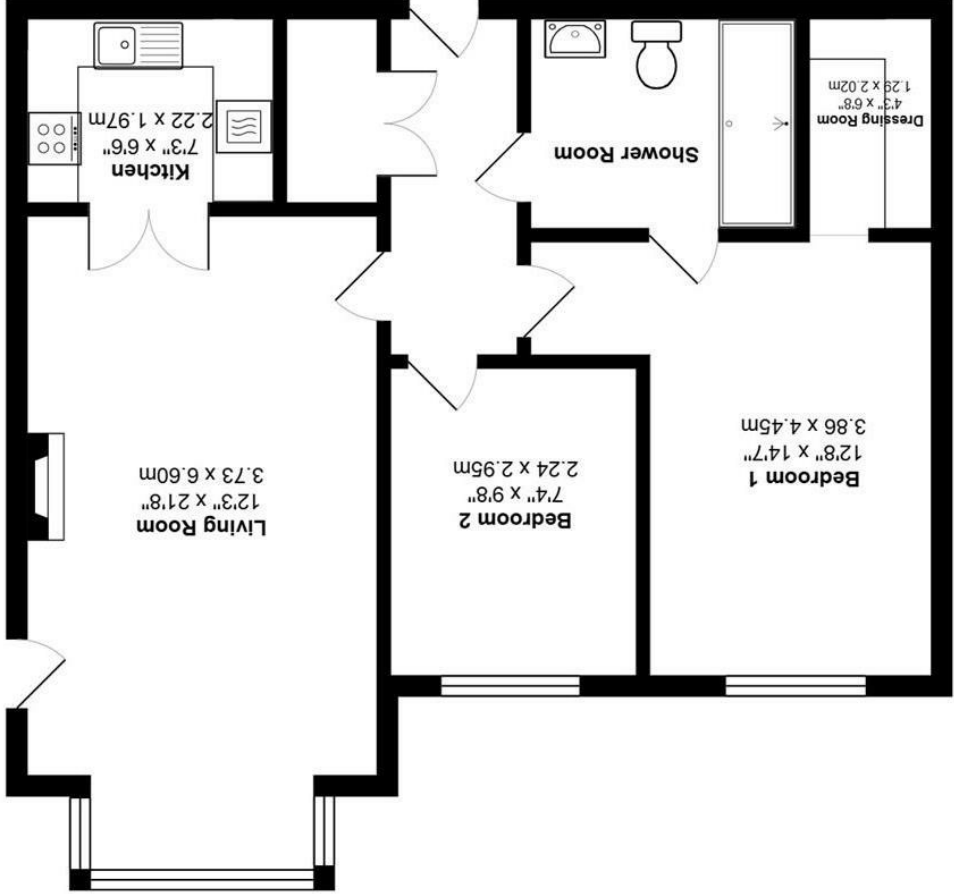
Sinking Fund: 4.5% on sale

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

Brochures



Energy Efficiency Rating	
Current	Potential
81	81
EU Directive 2002/91/EC Not energy efficient - higher running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
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