

Hammond Way | | Yateley | GU46 7AL

£625,000

Leasehold

Waterfords
Residential Sales & Lettings

Hammond Way | Yateley | GU46 7AL £625,000

WATERFORDS Located within a separate apartment building, this spacious first-floor two-bedroom independent living apartment benefits from a private balcony overlooking beautifully maintained communal gardens.

The apartment opens into a bright and generously proportioned dual-aspect living and dining room, featuring an attractive fireplace and direct access to the balcony, where residents can enjoy pleasant views towards the surrounding woodland. Double doors lead to a fully fitted kitchen equipped with a range of integrated appliances, including an oven, induction hob, microwave, fridge-freezer, washer-dryer, dishwasher, and ample storage.

The principal bedroom features a large four-door fitted wardrobe providing extensive hanging and shelving space, together with a stylish fully tiled en-suite shower room complete with under-sink storage and non-slip flooring. The second bedroom benefits from a three-door fitted wardrobe and an attractive bay window overlooking the landscaped internal courtyard garden.

A contemporary fully tiled family bathroom, fitted with a bath and overhead shower, completes the accommodation.

- First floor two double bedroom apartment with bright and spacious dual aspect living/dining room
- Two double bedrooms with built-in wardrobes, master with ensuite shower room
- Senses Wellness centre with sauna, gym and swimming pool
- Restaurant, café, library, hair salon and treatment rooms
- Stylish kitchen with integrated appliances
- Set in the heart of the fabulous Hampshire Lakes retirement village
- Own private Balcony
- Landscaped grounds and lakeside/woodland walks

















Location

Hampshire Lakes retirement village offers both attractive surroundings and a welcoming community for people who want more from their retirement. The wide range of facilities at Hampshire Lakes create an environment designed to help you to enjoy modern retirement living. The Wellness Centre and Spa features a warm swimming pool, Whirlpool bath, steam room, sauna, and a fully equipped gymnasium, with fitness classes for all abilities. There are two treatment rooms also for podiatry, beauty treatments and physiotherapy. In the Village centre you'll find Cotton's deli and a bistro restaurant - both vibrant spaces where you can relax and entertain your family and friends. 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. Each apartment pays 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 builds 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. Lakes News is the monthly newsletter published by the Hampshire Lakes Residents' Association.

Key Facts

Lease: 125 years from 2016 (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: D

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 (available if required): £1,029.94 per month (single) or £1,548.63 per month (couples)

Alternative Retirement Living package cost (available if required, for 1 hours' cleaning per week): £23.10 per week



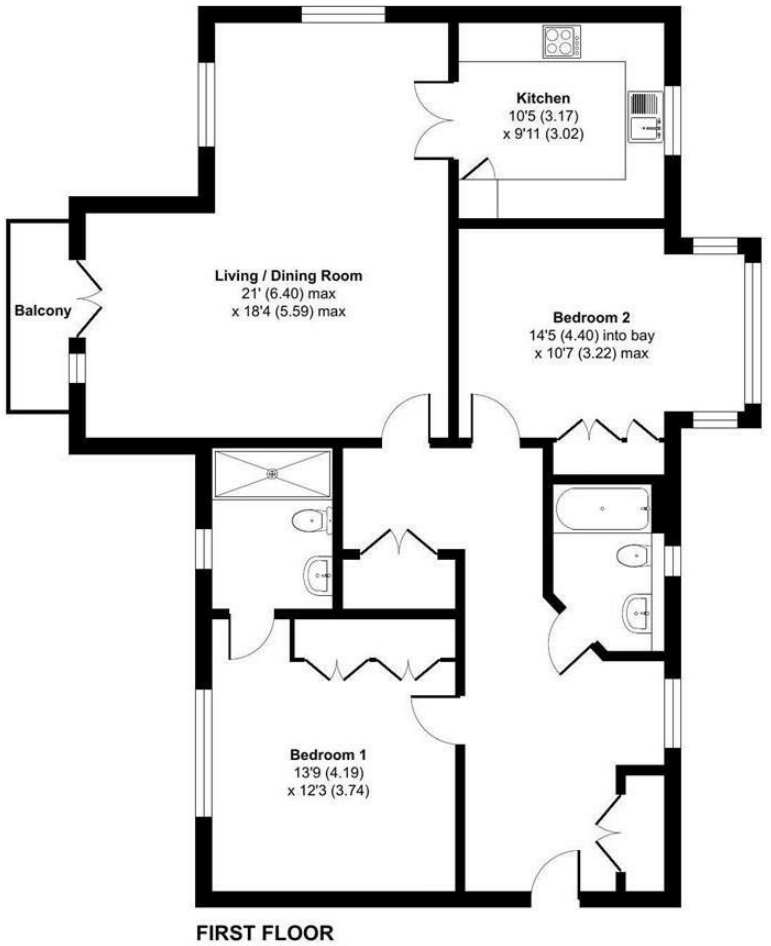




Beech Grove, Hammond Way, Yateley, GU46

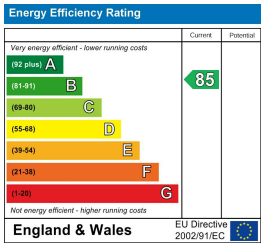
Approximate Area = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Anchor. REF: 1250526



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