

Hammond Way | | Yateley | GU46 7AL

£675,000

Leasehold

Waterfords
Residential Sales & Lettings

Hammond Way | Yateley | GU46 7AL
£675,000

WATERFORDS Set within the heart of Anchor's fabulous Hampshire Lakes Retirement Village is this bright and spacious Ground floor apartment which features two private patio areas.

- Ground floor apartment with bright and spacious dual aspect living/dining room
- Two double bedrooms with built-in wardrobes, master with ensuite shower room
- Set in the heart of the fabulous Hampshire Lakes retirement village
- Restaurant, café, library, hair salon and treatment rooms
- Council Tax Band C
- Stylish kitchen with integrated appliances
- Luxury-tiled bathroom with over-bath shower
- Senses Wellness centre with sauna, gym and swimming pool
- Landscaped grounds and lakeside/woodland walks

Description

Sited in a separate apartment block is this spacious two-bedroom ground floor independent living apartment which has two patio areas within attractive communal gardens. It leads to a bright and spacious dual aspect living/dining room with feature fireplace and glazed doors opening to its own private patio area, which offers fine views towards the woods. Double-doors open to the fully fitted kitchen with a range of fitted integrated appliances, including an oven and induction hob, microwave, fridge-freezer, washer-dryer and a dishwasher. The master bedroom has a 4-door fitted wardrobe across one wall, with both long-hanging and shelf space and door with access to a patio area. The master bedroom also features a luxury-tiled ensuite shower room, with under-sink storage unit and non-slip flooring. The second bedroom includes a 3-door fitted wardrobe, and feature bay window, offering fine views over the internal courtyard garden. A second luxury-tiled bathroom with an over-bath shower and window.

Location











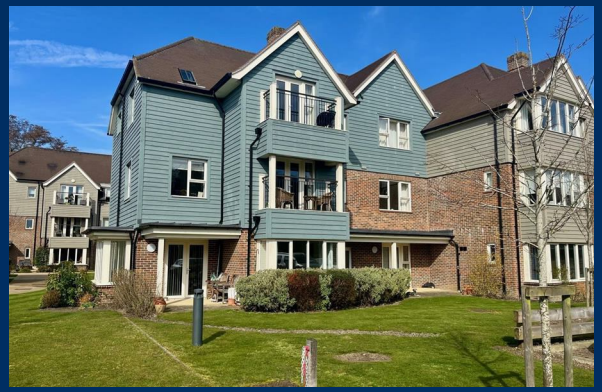




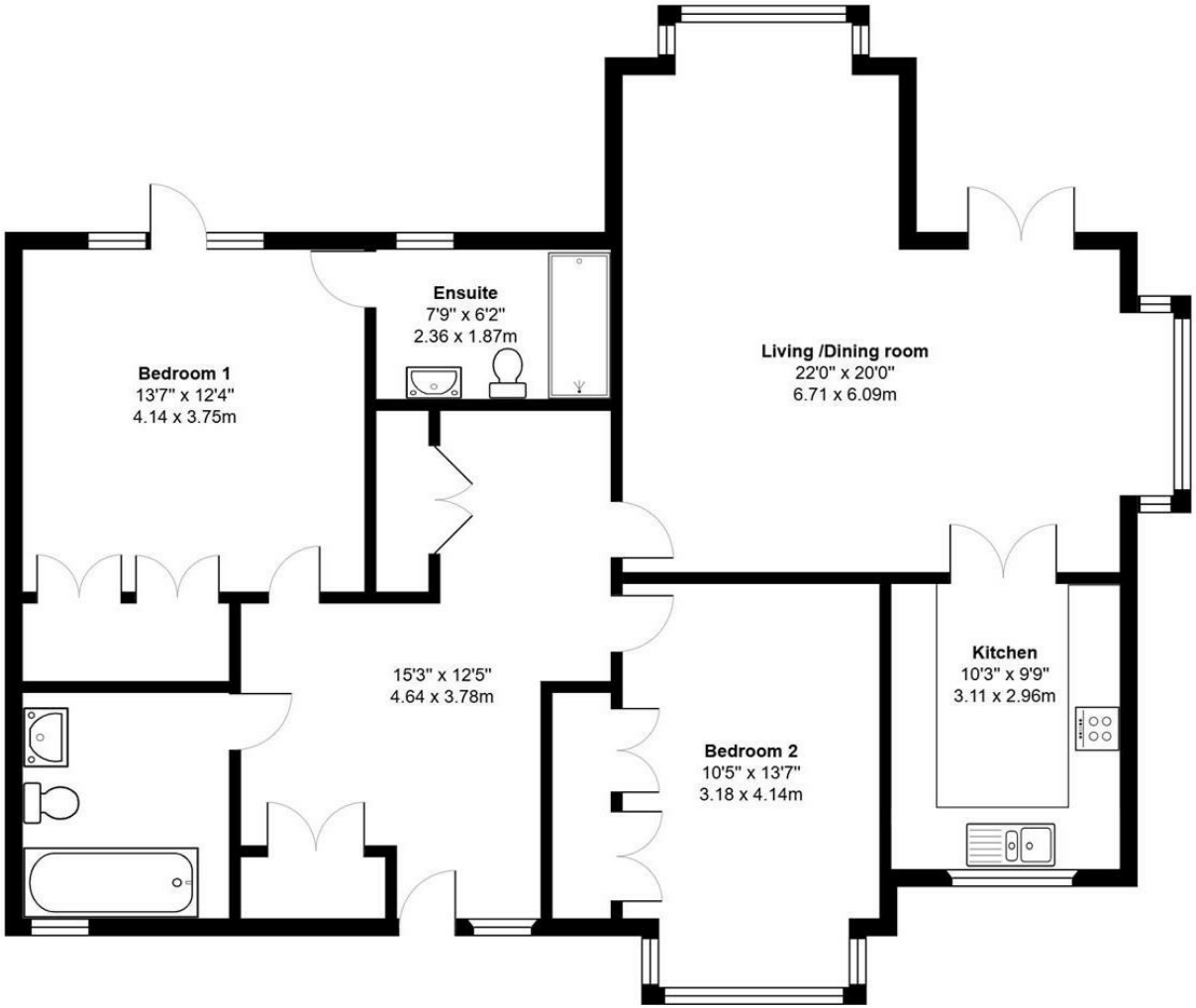


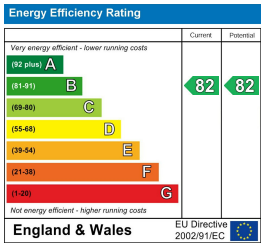
Hampshire Lakes retirement village offers both attractive surroundings and a welcoming community for people who want more from their retirement. The wide range of facilities at Hampshire Lakes create an environment designed to help you to enjoy modern retirement living. The Wellness Centre and Spa features 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.











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