



Campbell Close | Yateley | Hampshire | GU46 6GZ

£250,000

Leasehold

*Waterfords* W  
Residential Sales & Lettings

Campbell Close | Yateley  
Hampshire | GU46 6GZ  
£250,000

Spacious first floor apartment in a sought-after Yateley location, offered with no onward chain. Featuring two double bedrooms, two refitted bathrooms, a bright living/dining room with balcony, fitted kitchen, parking, and beautifully maintained communal gardens.

- First Floor Apartment
- Large Living/Dining Room
- Balcony And Communal Gardens
- Two Double Bedrooms
- Two Refitted Bathrooms
- No Onward Chain





## Description

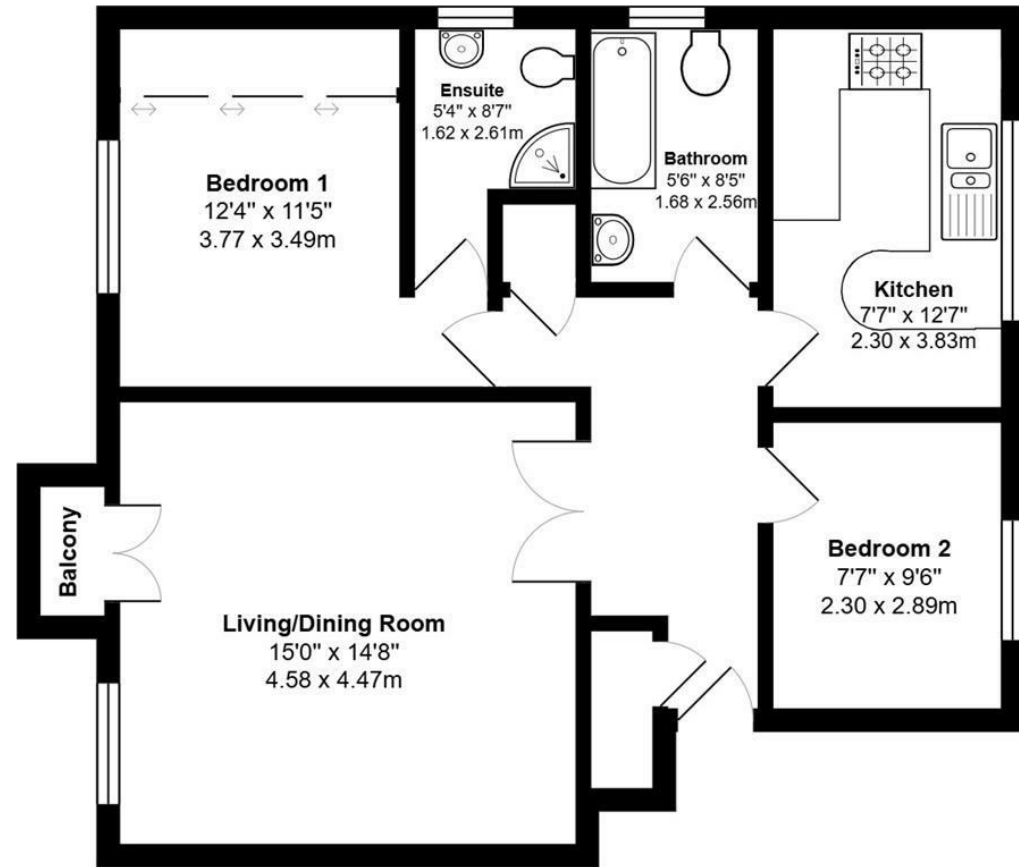
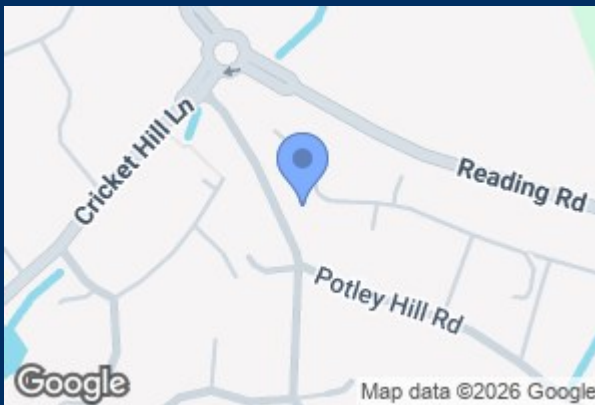
A spacious, purpose-built first floor apartment situated in the highly sought-after area of Yateley, conveniently located within easy reach of the Village Centre. The property is offered to the market with no onward chain.

The accommodation comprises two well-proportioned double bedrooms, a refitted family bathroom, and a three-piece en-suite with shower to the principal bedroom. The bright and airy 15' living/dining room provides direct access to a private balcony.

In addition, there is a fully fitted kitchen complete with integrated appliances.

Further benefits include parking and access to well-maintained communal grounds, with beautifully kept gardens to both the front and rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(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