


# Flat 20

Yorktown Road | College Town | Sandhurst | GU47 0NU

£110,000

Leasehold

Waterfords
Residential Sales & Lettings

# Flat 20

Yorktown Road | College Town
Sandhurst | GU47 0NU
£110,000

A beautifully presented one-bedroom retirement apartment in the popular Wyatt Court development, exclusively for the over-60s. Recently improved throughout, with a modern kitchen, stylish wet room and Juliet balcony, offered with no onward chain.

- Well-presented one-bedroom retirement apartment situated on the first floor
- Spacious living/dining room featuring is own balcony
- Double bedroom with fitted mirrored wardrobes.
- Excellent communal facilities, including residents' lounge, laundry room, landscaped gardens
- Exclusively available to residents aged 60 and over, with convenient lift access
- Recently refitted modern kitchen with built in appliances.
- Modern wet room, converted from the original bathroom.
- Convenient location close to local shops, doctors' surgery and The Meadows shopping area.

















## Description

Situated within the popular McCarthy Stone development of Wyatt Court, this well-presented one-bedroom retirement apartment is located on the first floor and benefits from lift access. The property has recently undergone improvements, including a newly fitted kitchen and the conversion of the bathroom into a modern wet room. The development is exclusively available to residents aged 60 and over.

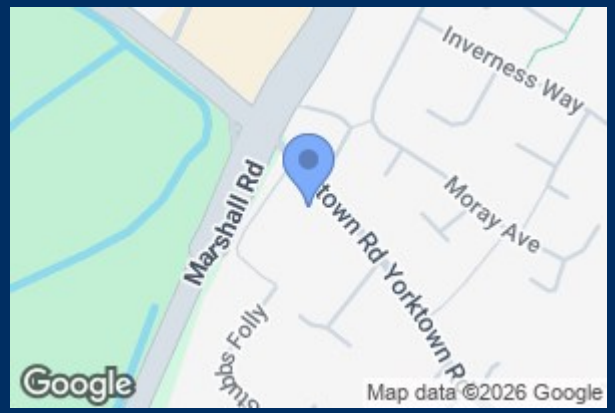
The accommodation comprises an entrance hallway, a spacious living/dining room with Juliet balcony, a recently refitted kitchen, a double bedroom with fitted mirrored wardrobes, and a wet room.

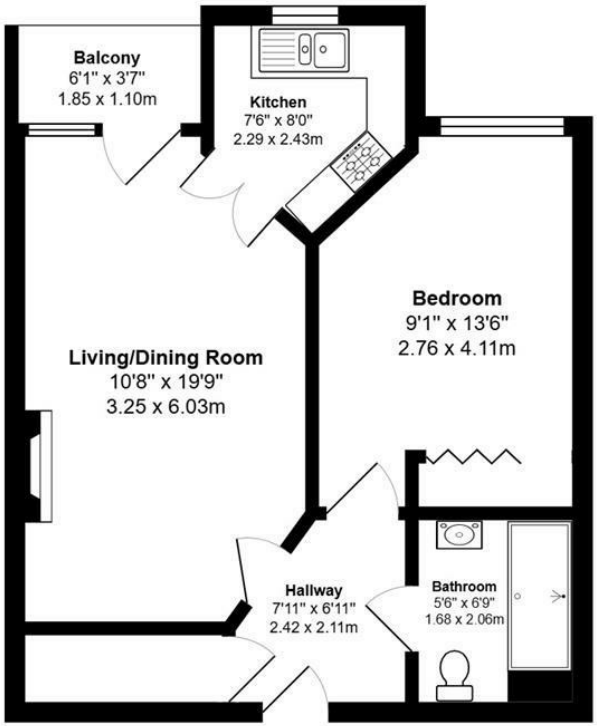
Wyatt Court offers a range of facilities designed to provide comfort and convenience for its residents. These include a secure entry system, emergency call system, residents' communal lounge, laundry facilities, beautifully maintained communal gardens, and on-site parking for both residents and visitors.

Conveniently situated on Yorktown Road, the development is within easy reach of a local parade of shops, a doctor's surgery and a range of everyday amenities. The Meadows shopping area is also nearby, offering a selection of well-known retailers, including M&S, Tesco and Next.

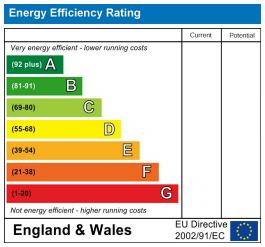
The property is offered to the market with the added benefit of no onward chain.






Total Area (Exclduing Balcony): 472 ft² ... 43.8 m²




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