



Hammond Way | | Yateley | GU46 7AG

£625,000

Leasehold



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

Set in the heart of Anchor's outstanding Hampshire Lakes Retirement Village, this bright and spacious second-floor penthouse apartment features a private balcony with far-reaching views. Recently redecorated and fitted with new carpets, the beautifully designed Windsor apartment offers over 1,416 sq. ft. of luxury accommodation.

The apartment includes two generously sized double bedrooms, each with a luxury-tiled en-suite shower room and a separate walk-in dressing room/closet. A long central hallway—accessible from the front door—includes a useful storage cupboard, adding to the apartment's practicality.

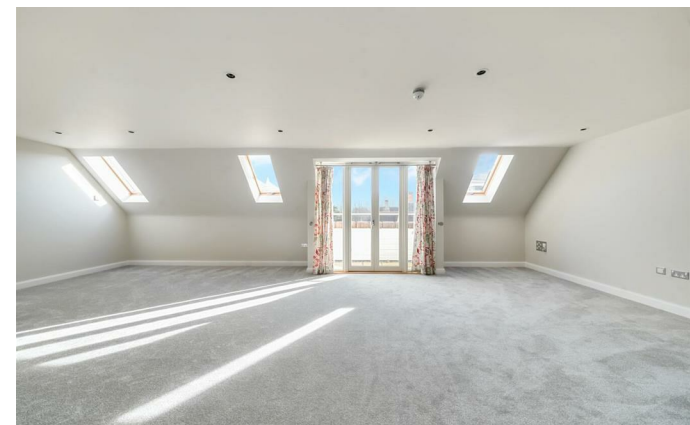
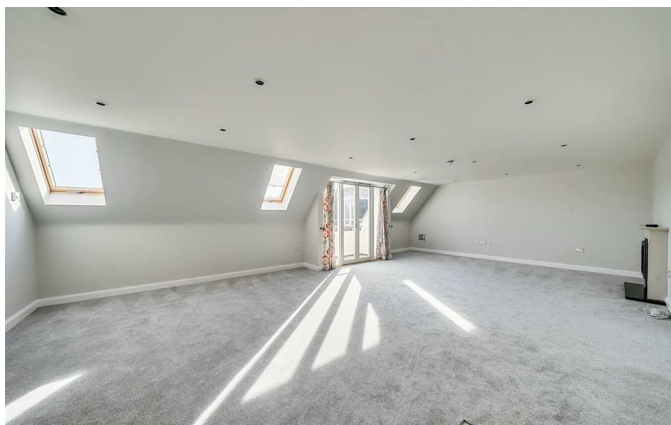
The spacious, open-plan sitting/dining room and kitchen provide the perfect setting for entertaining. The modern kitchen features sleek white units and high-quality integrated appliances, while the living/dining area boasts a feature fireplace and direct access to the private balcony.

Additional highlights include energy-efficient underfloor heating, a neutral décor throughout, and a reserved parking space.

- Spacious penthouse apartment set in the heart of Hampshire Lakes retirement village
- Stylish kitchen with Miele integrated appliances and high-end worktops
- Two double bedrooms, each with walk-in dressing rooms and luxury-tiled ensuite showers
- Retirement Village setting with restaurant, café, library, hair salon and treatment room
- Large open plan living/dining room with balcony access
- Wide central hallway with under-floor heating cupboard and WC
- Energy-efficient underfloor heating and modern double-glazed windows
- Senses Wellness centre with sauna, gym and swimming pool

Location

Life at Hampshire Lakes Park offers the best of luxury retirement living combined with an independent lifestyle designed around you—creating a





truly unique experience. A state-of-the-art wellness centre and spa features a luxurious swimming pool, Whirlpool bath, sauna, and fully equipped gymnasium. Nestled in the village centre, you'll also find Cotton's Deli and the Bistro—both vibrant spaces where you can relax and entertain.

Hampshire Lakes retirement village combines idyllic lakeside surroundings with state-of-the-art facilities to create a welcoming community for those seeking more from their retirement. Our village benefits from a warm, open, and inviting community, with many lively spaces where you can host friends and family. The wide range of amenities at Hampshire Lakes creates an unrivalled environment, thoughtfully designed to help you enjoy modern retirement living.

All residents contribute to the running costs of the facilities, support services, and the maintenance of the buildings and grounds through what is known as the service charge. The lease stipulates that each year, you must also pay ground rent, which will be £500 annually for the first 25 years.

A deferred sinking fund contribution is payable upon resale. This contribution goes toward a fund built up over time to cover the costs of major repairs and refurbishment not included in the monthly service charge.

Lease: 125 years from 2015 (approximately 110 years remaining)

Service Charge: £800.42 per month (£184.71 per week), reviewed annually and updated from 1st April each year

Ground Rent: £500 per year

Council Tax Band: C

Sinking Fund: 4.5% on sale

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

Hammond Way, Yateley, GU46

Approximate Area = 1416 sq ft / 131.5 sq m

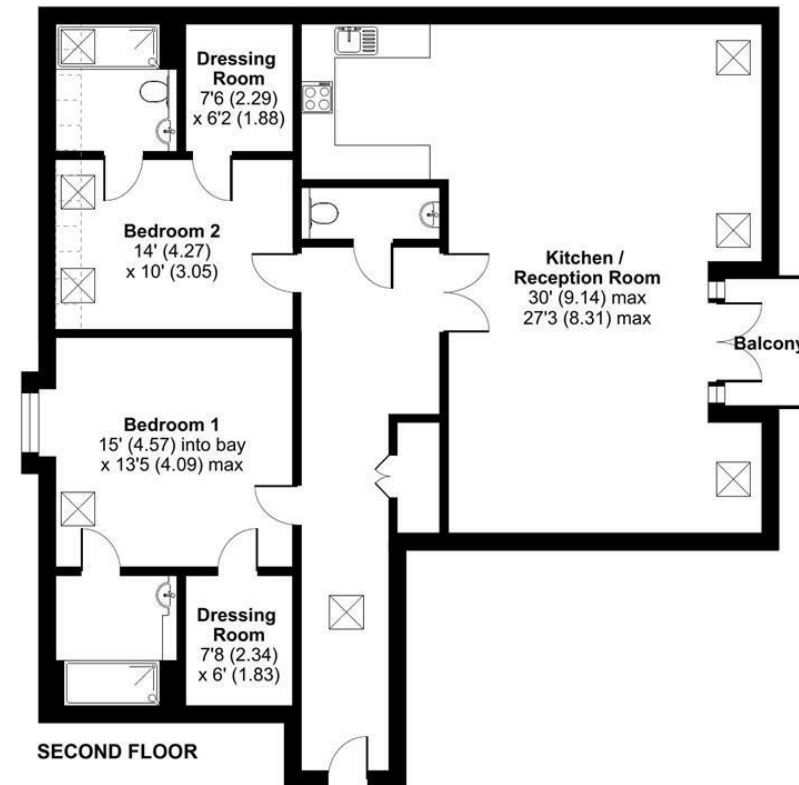
Limited Use Area = 27 sq ft / 2.5 sq m

Total = 1443 sq ft / 134 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2023. Produced for Anchor. REF: 1010642

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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