



Hammond Way | | Yateley | GU46 7AG

£375,000

Leasehold

Waterford's *W*
Residential Sales & Lettings

Hammond Way | Yateley | GU46 7AG £375,000

Located within the main Village centre building, this first floor two bedroom Retirement Living apartment offers easy access to all the on-site facilities, including the café, bistro restaurant, gym and swimming pool. This apartment is available with an Assisted Living package, which includes one meal a day in the bistro, laundry and cleaning weekly and all utility bills. Alternatively, it can be taken with a Retirement Living package, which consists of one hours' cleaning per week.

An entrance hall with a storage cupboard leads through to a large living/dining room with bay window, offering views of the landscaped gardens. A modern kitchen with integrated appliances including a hob, dishwasher, fridge, microwave and combi-oven is sited just off the lounge, plus there's two double bedrooms, each with built-in wardrobes and a luxury-tiled ensuite shower room. There's also a second entrance hall leading to bedroom 2, making this apartment ideal for someone with a live-in carer.

- First floor two bedroom Assisted/Retirement Living apartment set in the Village centre
- Large living room with bay window and space for a small dining table
- Stylish kitchen with integrated appliances, including a hob, dishwasher, fridge, microwave and combi-oven
- Two double bedrooms, each with a luxury-tiled ensuite shower room
- Two separate entrances make this apartment ideal for a live-in carer
- Energy-efficient underfloor heating and modern double-glazed windows
- Restaurant, café, library, hair salon and treatment room
- Senses Wellness centre with sauna, gym and swimming pool

Hampshire Lakes retirement village combines idyllic lakeside surroundings and state-of-the-art facilities to create a welcoming community for people who want more from their retirement. Our village benefits from a warm, open and inviting community with many vibrant spaces for you to entertain friends and family. The wide range of facilities at Hampshire Lakes create an unrivalled environment designed to help you to enjoy modern retirement living.





Life at Hampshire Lakes offers the best of luxury retirement living combined with an independent lifestyle designed around you, creating a unique experience. A state-of-the-art wellness centre and spa offers a luxurious swimming pool, whirlpool bath, steam room, sauna, and fully equipped gymnasium. Nestled in the village centre we also have Cotton's deli and the restaurant - both vibrant spaces where you can relax and entertain.

We believe in promoting independence with dignity, whilst at the same time striving to maintain and improve your quality of life. We understand that life changes as you get older. 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.

Anchor Assisted Living offers a lifestyle alternative for independently minded older people by providing the privacy of their own self-contained apartment, whilst having a wide range of hotel type services as well as being able to call upon our on-site professional care and support team. At Hampshire Lakes there are 14 one-bedroom and 2 two-bedroom Assisted Living Apartments with an ensuite bathroom, a sitting room and kitchenette. They are located close to the central facilities and personal care services and provide the perfect solution for those who seek care services whilst maintaining a real feeling of independence. These apartments come with a range of services included as part of a package, which includes laundry, utility bills, cleaning and one meal a day. The apartments also come with Anchorcall installed - our in-house 24-hour manned residents' support service.

All residents pay 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 we build 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.

Key Facts

Lease: 125 years from 2015 (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

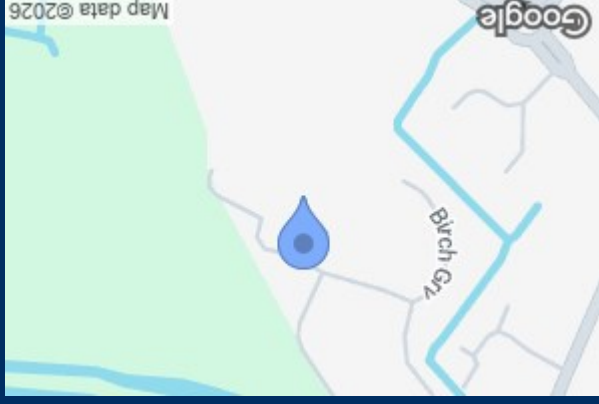
Council Tax band: C

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

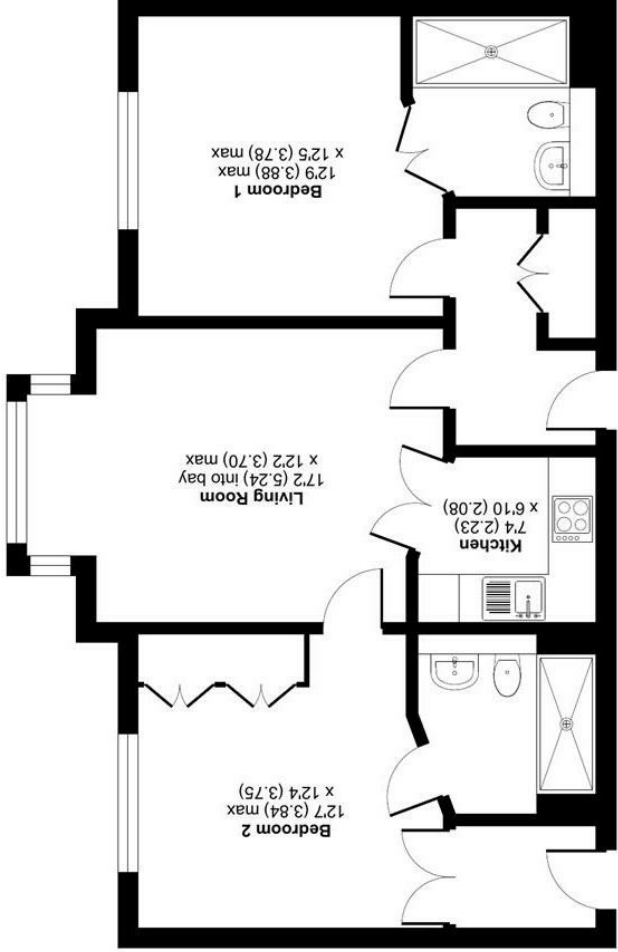
Alternative Retirement Living package cost (for 1 hours' cleaning per week): £23.10 per week



Energy Efficiency Rating	
Current	84
Potential	84

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	


 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rdxkcom 2025.
 Produced for Andover, REF: 1264086



Oakleigh Square, Hammond Way, Yateley, GU46
 Approximate Area = 752 sq ft / 69.8 sq m
 For identification only - Not to scale

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