

# Oakleigh Square

Hampshire Lakes, Yateley



This bright and spacious, Windsor style penthouse apartment features a private balcony with far-reaching views. The open plan living/dining room and stylish white kitchen with appliances create the perfect space for entertaining. The two double bedrooms each benefit from a luxury-tiled ensuite shower room and a separate walk-in dressing room.

**One Reception / Kitchen / Two Bedrooms / Two Bathrooms / Hallway / Patio**

## £725,000



[www.anchorresales.org.uk](http://www.anchorresales.org.uk) / 0808 296 8453

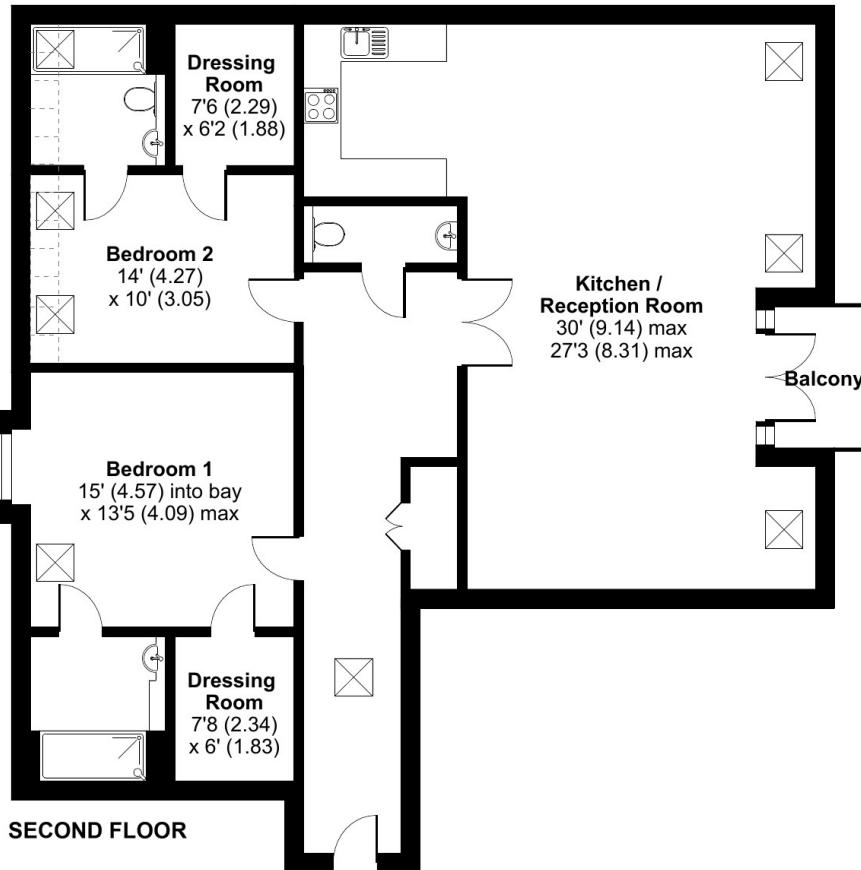
# Oakleigh Square

"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



Denotes restricted head height

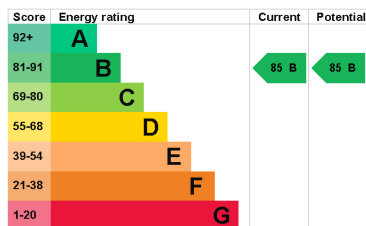
Approximate Area = 1416 sq ft / 131.5 sq m  
 Limited Use Area = 27 sq ft / 2.5 sq m  
 Total = 1443 sq ft / 134 sq m  
 For identification only - Not to scale



## Key Facts

- Lease: **125 years from 2015**  
(approx. 117 years remaining)
- Service Charge: **£739.94 pcm (£170.30 pw)**  
(reviewed annually, updated from 1st April)
- 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 aged 65 or over**

Energy rating:



## Hampshire Lakes

Hampshire Lakes retirement village offers a unique experience in a range of stunning apartments with lakeside scenery, state-of-the-art facilities and a vibrant community. At the heart of our village is Senses Wellness Centre and Spa, where you will find a fully equipped gymnasium, treatment rooms, Whirlpool bath, swimming pool, steam room and sauna. The village centre also offers the Lakeside Bar/Bistro plus Cotton's deli and store, vibrant places where you can socialise with friends, relax and unwind. Other village centre facilities include a Hair Salon, Activities room and a Library.

We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Virtually furnished images may be used for marketing purposes. We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.