

# Ash Mews

Hampshire Lakes, Yateley



This spacious two bed first floor apartment features a balcony from the triple aspect 25m<sup>2</sup> lounge and dining area. With high quality oak parquet and under-floor heating throughout, both double bedrooms have built-in wardrobes. The master bedroom has a luxury ensuite shower room, while the other has use of a second bathroom sited off the first floor landing.

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

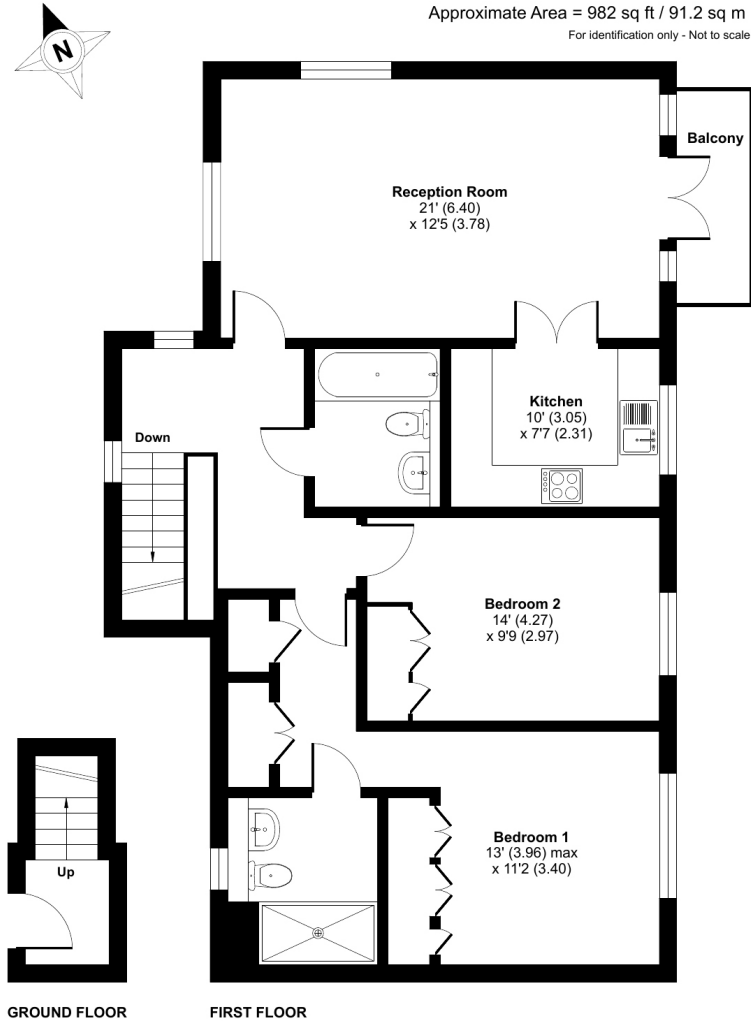
## £515,000



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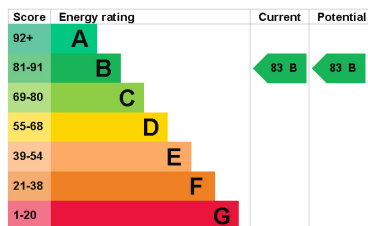
"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



## Key Facts

- Lease: **125 years from 2015**  
(approx. 116 years remaining)
- Service Charge: **£800.42 pcm (£184.71 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.

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