

**59 Oakleigh Square**  
Hampshire Lakes, Yateley



Situated close to Hampshire Lakes village centre facilities, this attractive ground floor 'Assisted Living' apartment has double doors open to a private patio, offering views of the landscaped gardens beyond. It comprises a living/dining room, stylish kitchen with built-in appliances, bedroom with fitted wardrobes and an ensuite shower, plus an entrance hall.

**One Reception / One Bedroom / Ensuite Shower Room / Entrance Hall / Patio**

**£220,000**

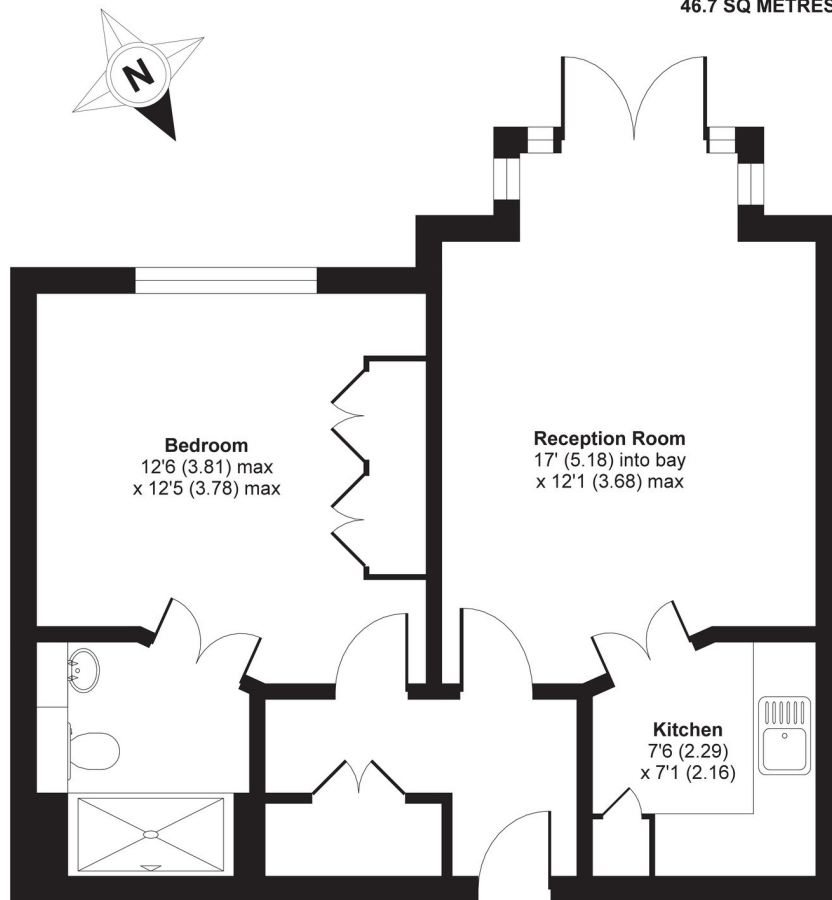


**[www.anchorresales.org.uk](http://www.anchorresales.org.uk) / 0808 296 8453**

# 59 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."

APPROX. GROSS INTERNAL FLOOR AREA 503 SQ FT  
46.7 SQ METRES



GROUND FLOOR

## 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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