

# Oakleigh Square

Hampshire Lakes, Yateley



In excellent order throughout, this first floor two bed apartment comprises a dual aspect living/dining room leading to a stylish kitchen with integrated appliances. The master bedroom benefits from a walk-in dressing room and a Jack & Jill style shower room with level-access shower. There's a second bedroom plus a hallway with storage cupboard.

**One Reception / Kitchen / Two Bedrooms / Ensuite Shower Room / Hallway**

## £395,000



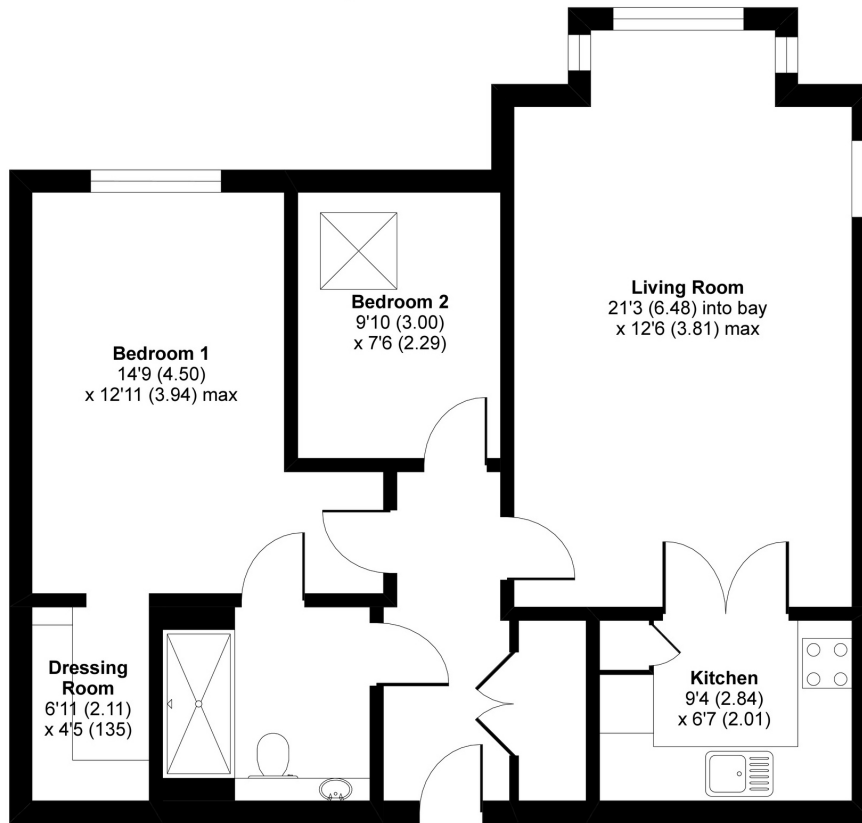
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# Oakleigh Square

"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."



Approximate Area = 741 sq ft / 68.8 sq m  
For identification only - Not to scale

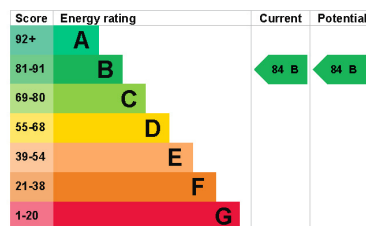


FIRST FLOOR

## 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:



## 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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