

Birch Grove

Hampshire Lakes, Yateley



This attractive and spacious one bed apartment is situated in a quiet and private position. Redecorated throughout, it features a newly carpeted dual aspect living/dining room, a stylish kitchen with integrated appliances and extra new units, a West-facing double bedroom with fitted wardrobe and an ensuite shower, plus a hallway with utility cupboard.

One Reception / Kitchen / One Bedroom / Ensuite Shower Room / Hallway

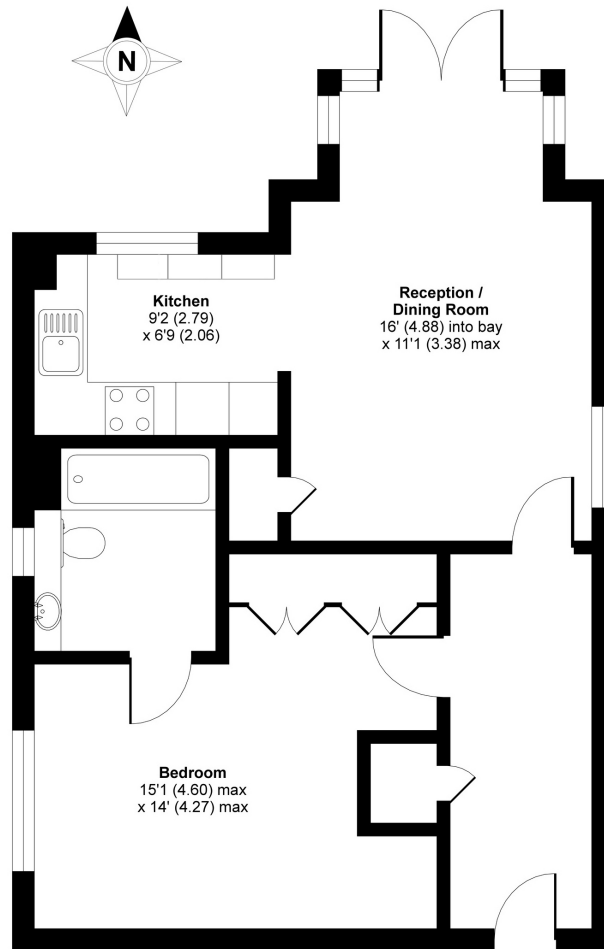
£320,000



www.anchorresales.org.uk / 0808 296 8453

Birch Grove

"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."



GROUND FLOOR Approximate Area = 590 sq ft / 54.8 sq m
For identification only - Not to scale

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		
69-80	C	78 C	78 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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