

## Beech Grove

Hampshire Lakes, Yateley



Situated in a separate block close to the onsite facilities, this attractive one bed apartment overlooks the central gardens. It features a living/dining room with full length balcony, a modern kitchen with a range of integrated appliances, a South-facing double bedroom with fitted wardrobes and an ensuite shower, plus a hallway with three storage cupboards.

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

# £340,000



**ZOOPLA**

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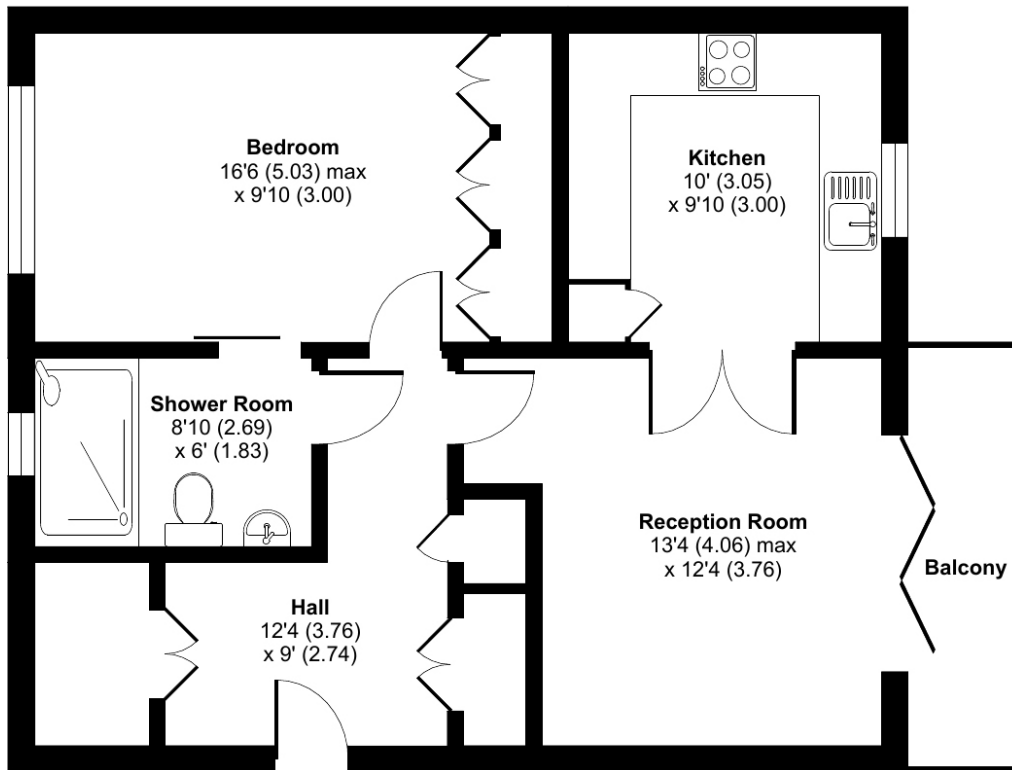
# Beech Grove

"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."



Approximate Area = 612 sq ft / 56.8 sq m

For identification only - Not to scale



FIRST FLOOR

## Key Facts

Lease:	<b>125 years from 2015</b> (approx. 115 years remaining)
Service Charge:	<b>£793.69 pcm (£183.16 pw)</b> (reviewed annually, updated from 1st April)
Ground Rent:	<b>£500 per year</b>
Council Tax band:	<b>C</b>
Sinking Fund:	<b>4.5% on sale</b>
Age Criteria:	<b>Sole occupiers, or at least one partner in a couple, must be aged 65 or over</b>

Energy rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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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