



Monteagle Lane | | Yateley | GU46 6NB

Price Guide £295,000 Leasehold

*Waterford's* W  
Residential Sales & Lettings

Monteagle Lane |  
Yateley | GU46 6NB  
Price Guide £295,000

Welcome to this exquisite penthouse apartment located on Monteagle Lane in the charming town of Yateley. This stunning property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two generously sized bedrooms, this penthouse offers ample space for a small family, a couple, or even someone looking for a home office.

The two modern bath shower rooms provide convenience and luxury, ensuring that you can unwind in style. The property would suit first time buyers, downsizers or investment buyers alike. Additionally, the allocated parking guarantees you a hassle-free parking experience.

Situated in a desirable location, this penthouse apartment offers not just a home, but a lifestyle. Whether you're looking for a peaceful retreat or a vibrant community to immerse yourself in, this property caters to all your needs. There are no onward chain complications.

- Penthouse Apartment
- Two Bath/Shower Rooms
- Communal Gardens
- Two Double Bedrooms
- Allocated Parking
- No Onward Chain



NO ONWARD  
CHAIN



## Location

This penthouse apartment is conveniently located just a short walk away from Waitrose and a short distance from the town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common.

## Description

This penthouse apartment is ideal for first time buyers, downsizers or investment buyers alike. The property boasts two double bedrooms, two bath/shower rooms and a large, contemporary kitchen/living/diner.

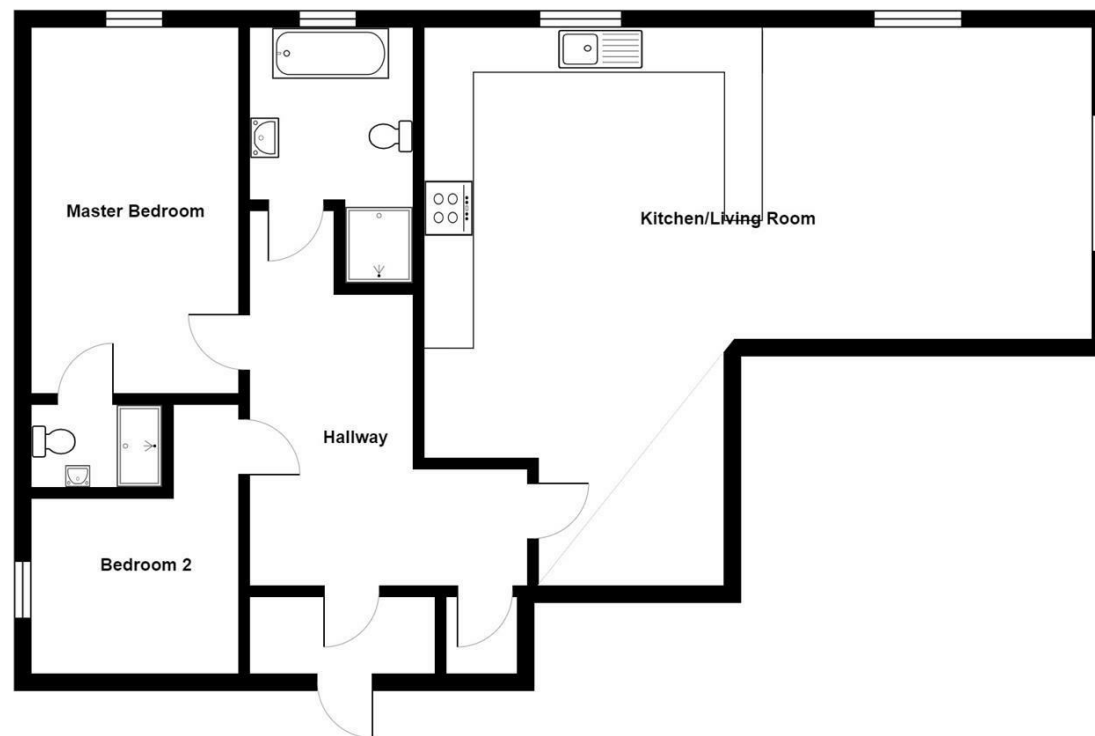
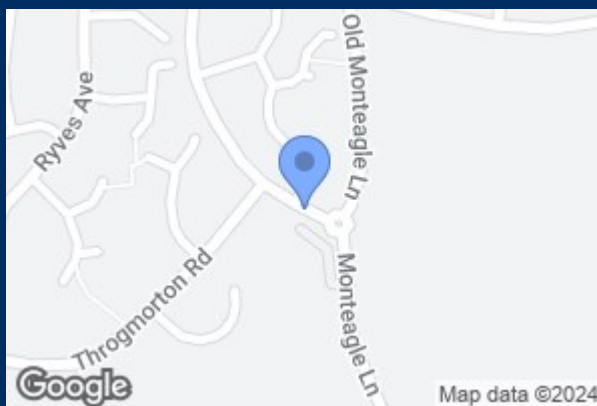
## Outside

There are communal gardens and allocated parking



# Waterfords

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>		78	78
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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