



Monteagle Lane | | Yateley | GU46 6NB

Price Guide £225,000

Leasehold

*Waterfords* W  
Residential Sales & Lettings

Monteagle Lane |  
Yateley | GU46 6NB  
Price Guide £225,000

Welcome to this charming property located on Monteagle Lane in the picturesque town of Yateley. This delightful apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms and two bathrooms, this property offers ample space for those looking for a guest room or home office.

Situated in a peaceful neighbourhood, this apartment features communal gardens where you can enjoy the outdoors and soak up the fresh air. Additionally, the allocated parking ensures convenience for residents and their visitors, making coming home a breeze.

With a 106-year lease, this property provides a sense of security and stability for its new owners. Whether you're a first-time buyer, investor, or someone looking to downsize, this property offers a warm and welcoming atmosphere to call home.

- First Floor Apartment
- Two Bathrooms
- Two Bath/Shower Rooms
- Open Plan Kitchen/Living Room
- Allocated Parking
- Communal Gardens

## Description

Ideal for first time buyers or investors this first floor apartment boasts two double bedrooms, two bath/shower rooms and an open kitchen/living room.



Available to view  
with Waterfords

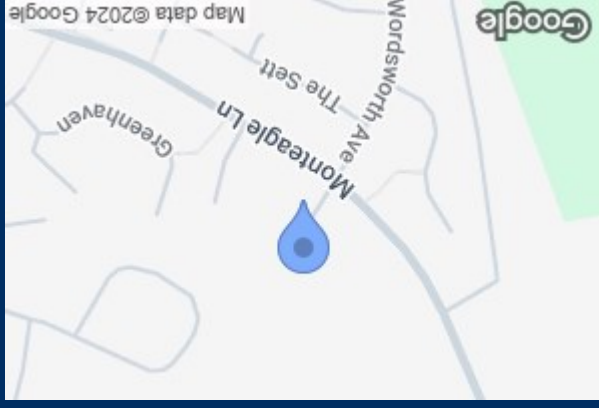
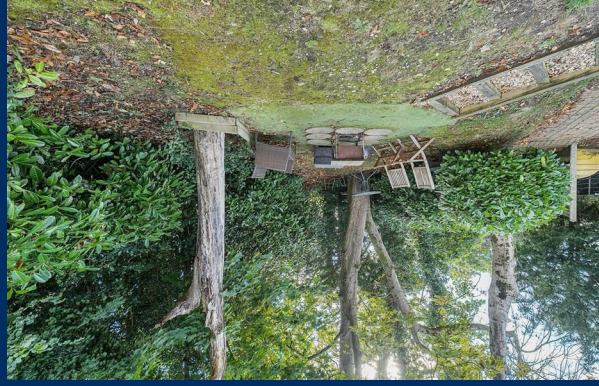


## Outside

There are communal gardens to the side of the property and allocated parking.

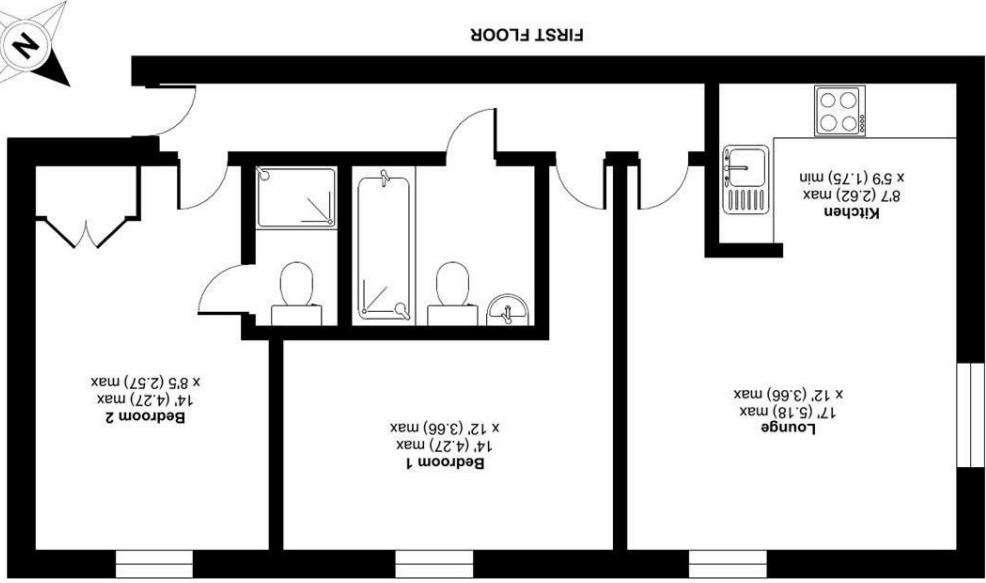
## Location

This first floor 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.



# Robin Hill House, Monteaigle Lane, Yateley, GU46

Approximate Area = 556 sq ft / 51.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nclhcom 2024.  
 Produced for Waterfords. REF: 1181771  
**Waterfords** Residential Sales & Leasing

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 82                       | 82        |

| England & Wales                             |          |
|---|----------|
| EU Directive 2002/91/EC                     |          |
| Not energy efficient - higher running costs |          |
| G   | (1-20)   |
| F   | (21-30)  |
| E   | (31-40)  |
| D   | (41-50)  |
| C   | (51-60)  |
| B   | (61-80)  |
| A   | (81-100) |
| Very energy efficient - lower running costs |          |

35 Plough Road  
 Yateley  
 Hampshire  
 GU46 7UW  
 01252 870222  
 yateley@waterfords.co.uk