

## **6 Ash Mews (Hampshire Lakes)**

**Blackman Court, Yateley, Hampshire, GU46 7AE**



**PRICE: Offers Over £500,000**

**Lease: 125 years from 2015**

### **Property Description:**

STUNNING TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH ENSUITE TO MAIN AND TRIPLE ASPECT LOUNGE WITH BALCONY AND GARDEN VIEWS Ash Mews is sited in the Anchor built and managed Hampshire Lakes retirement village. Exclusively designed for the over 65's in 2015, the development offers a range of stunning high specification apartments with lakeside scenery, state of the art facilities and a vibrant community. Residents enjoy a range of communal spaces including restaurant, bar, swimming pool and wellness centre. Outside, the scheme is set in extensive landscaped grounds with lots of space to socialise in a seated patio area; for the green-fingered there are even communal greenhouses, raised allotments and flower beds. Owners can relax with the onsite services of an Estate Team as well as 24 hour emergency call system and if needs change, for an additional fee, onsite care packages and home help services are available. It is a condition of purchase that

Reception room with Balcony and Garden Views

High Specification Finish with Solid Oak Flooring throughout

Services of an Estate Team and 24 hour Emergency Call System

Resident's Wellness Centre, Spa and Beauty Salon

Age Exclusive Living for the over 65's

Option to add on Home Help or Care Services

Lease 125 years from 2015



**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**



**01425 632291**

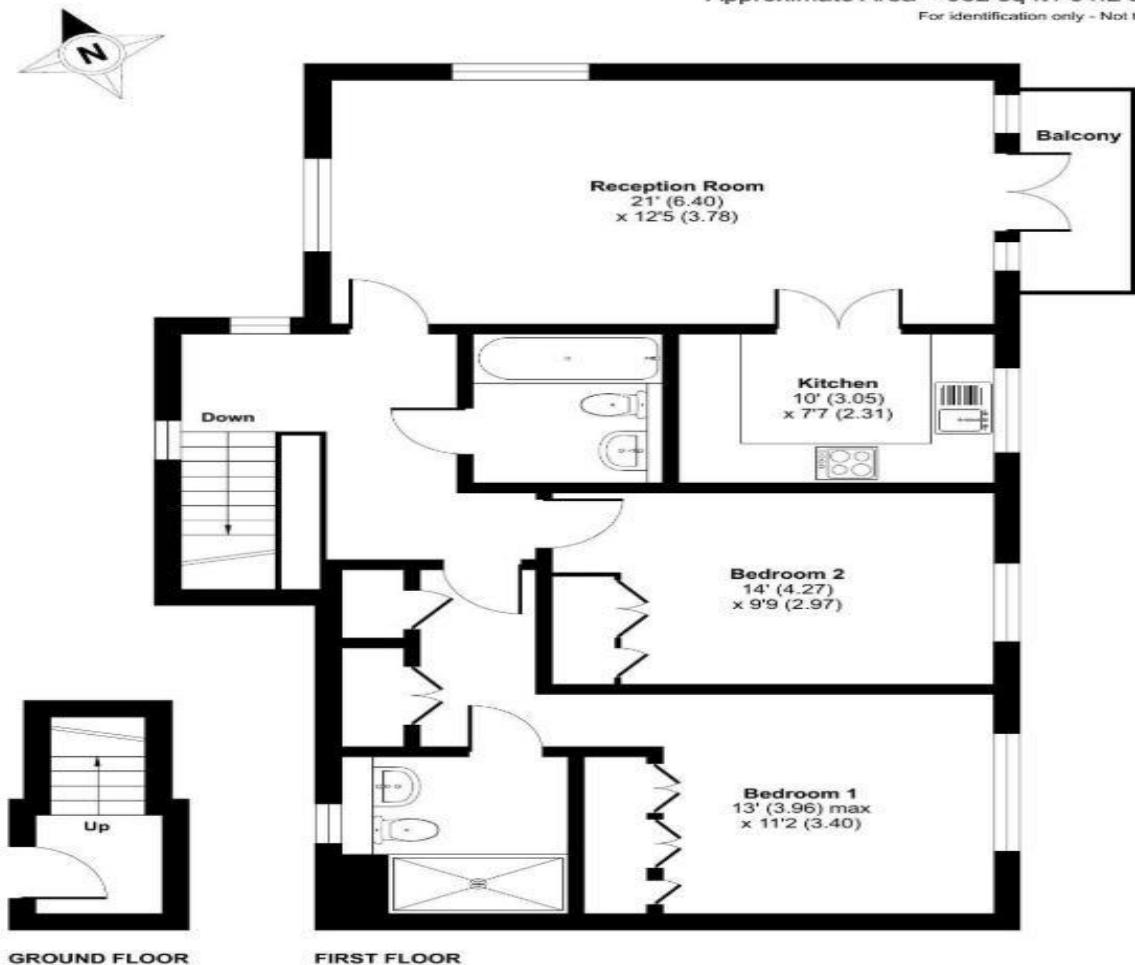


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Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Anchor. REF: 1036376

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

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**For Financial Year Ending:**

**01.04.25**

**Annual Ground Rent:**

**£500.00**

**Ground Rent Period Review:**

**Annual Service Charge:**

**£800.42 PCM**

**Council Tax Band:**

**C**

**Event Fees:**

**Transfer**

**4.5 Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.