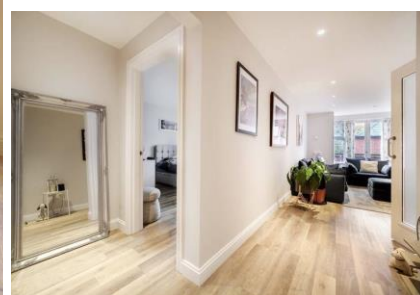


## 64 Oakleigh Square (Hampshire Lakes)

Hammond Way, Yateley, Hampshire, GU46 7AG



**PRICE: £250,000**

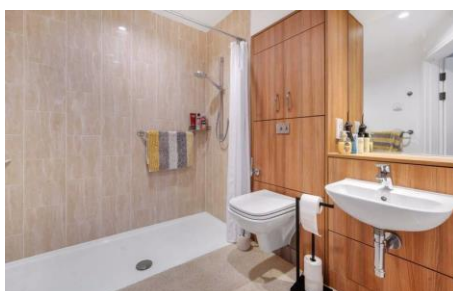
**Lease: 125 years from 2015**

### Property Description:

**\*\*CALL FOR DETAILS OF OUR UPCOMING OPEN DAY\*\* A REDECORATED ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH ACCESS TO A PRIVATE WEST FACING PATIO**

Oakleigh Square 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 residents be over the age of 65 years, or in the event of a couple, at least one over 65 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Reception room with Balcony and Garden Views
- Services of an Estate Team and 24 hour Emergency Call System
- Option to add on Home Help or Care Services
- Assisted Living package cost (if applicable): £1,005.80 per month (single) or £1,512.63 per month (couples)
- Alternative Retirement Living package cost (for 1 hours' cleaning per week): £22 per week
- Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over
- Landscaped Gardens plus Allotments and Greenhouses
- Resident's Wellness Centre, Spa and Beauty Salon, Development Swimming Pool
- Lease 125 years from 2015



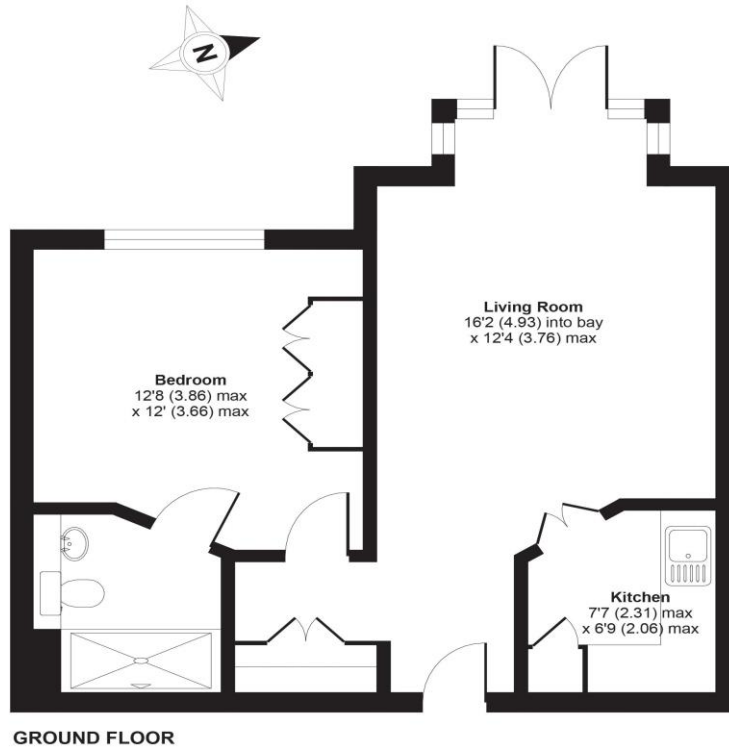
**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell MNAEA**

Visit us at  
**retirementhomesearch.co.uk**

**RETIREMENT**  
**HOMESEARCH**

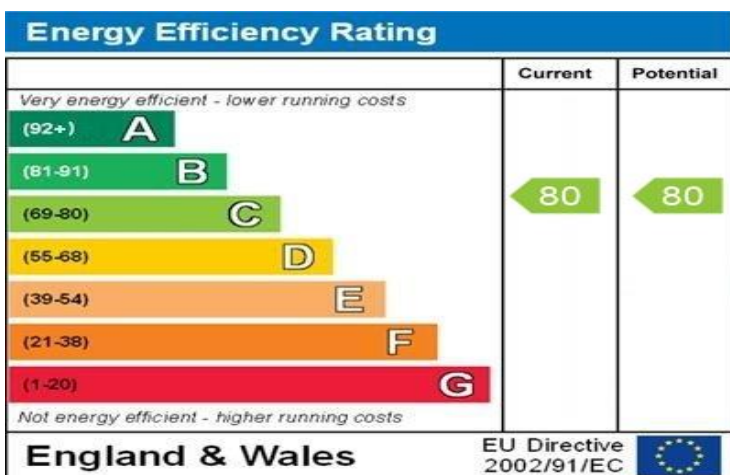
**Oakleigh Square, Hammond Way, Yateley, GU46**

APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT 47.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£500 per year**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£793.69 pcm**

**Council Tax Band:**

**C**

**Event Fees:**

**Transfer**

**4.5% on sale Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
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Registered in England No. 3829469



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.