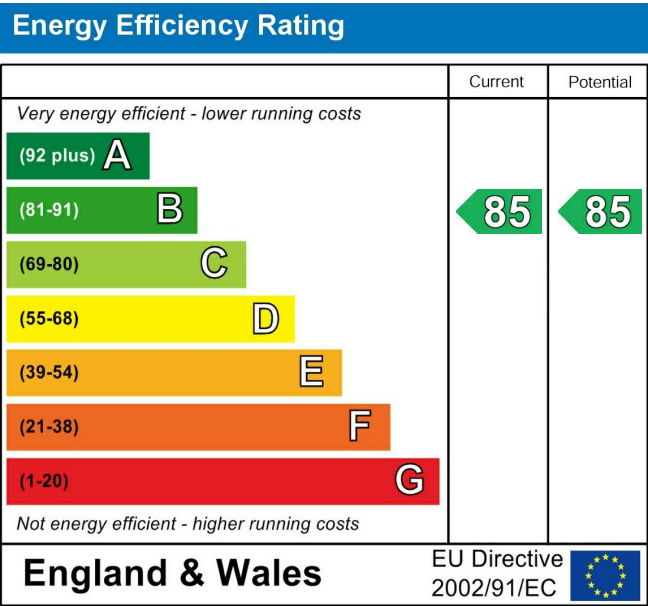
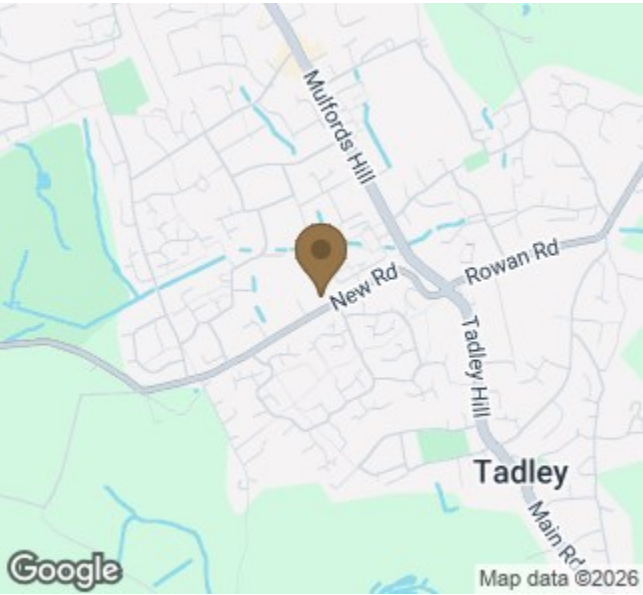
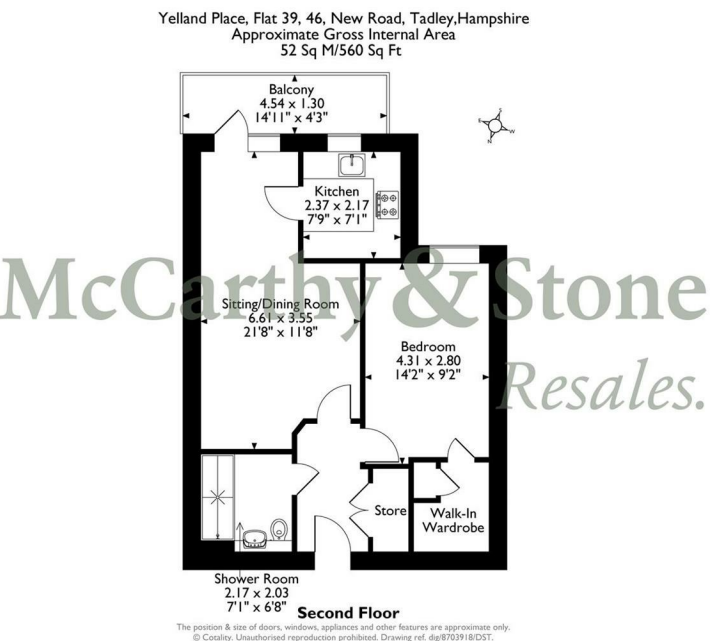




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544



39 Yelland Place

New Road, Tadley, RG26 3BR

1 1 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 Yelland Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk



Why you'll love living here:

- Retirement Living
- Communal Lounge
- Walk out balcony
- Landscaped Gardens
- Guest Suite
- Modern Fitted Kitchen
- Doctors Surgery and Pharmacy next door
- Mobility scooted room
- House Manager

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

39 Yelland Place, Tadley

 1 |  1 | Asking price £250,000

Yelland Place

Located close to some of the area's most desirable shops, this Retirement Living development is in a prime location for anyone who is over the age of 60 and wants to relocate to a scenic Hampshire surrounding. 24 stunning one-bed apartments and 18 two-bed apartments have been expertly designed to offer residents the utmost in comfort, style and functionality. A perfect blend of privacy and community.

All our retirement property for sale in Tadley is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

Local Area

Tadley is a friendly Hampshire town surrounded by countryside, located just north of Basingstoke with easy access to Reading and Newbury. It offers a good mix of local shops, supermarkets, a library, health services, and transport links, all within a close-knit community setting. Yelland Place, a McCarthy Stone development on New Road, is ideally situated close to the town centre and essential amenities.

Living Area with Balcony

An immaculate living area, providing ample room for dining and comfortable seating. French door opens onto a south facing walk out balcony area, perfect for a bistro table or chairs to enjoy the sun! Two ceiling light points and TV point. Door leads onto separate kitchen.

Kitchen

A modern kitchen with a range of wall and base units for ample storage finished in a crisp white with complimentary wooden style laminate surfaces over and matching splashbacks.

Integrated appliances comprising; fridge/freezer, waist height electric oven (for minimal bend), four ring electric hob with extractor hood over. Under cabinet feature lighting with ceiling spotlights. Composite sink and chrome mono lever mixer tap is seated below the double glazed window which allows ample natural light.

Bedroom

A generously sized light and spacious double room, neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe with hanging rails and shelves providing ample room for clothes and shoes. The large full length window to the front aspect allows natural daylight to fill the room and includes fitted blinds. Ceiling light point and Tv point for convenience..

Shower Room

A modern fitted suite, tiled from floor to ceiling comprising; low level walk in shower with glass screen, WC, basin with chrome tap seated on the sleek high gloss vanity unit. Wall mounted mirror above. Ceiling spotlights throughout.

Leasehold

Lease length: 999 years from 1/1/2023

Lease review: 1/1/2038

Service Charges

- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3360.12 for financial year ending

28/02/2027.

Check out benefits you may be entitled to supporting you with service charges and living costs.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

This apartment does not have an allocated parking space.

