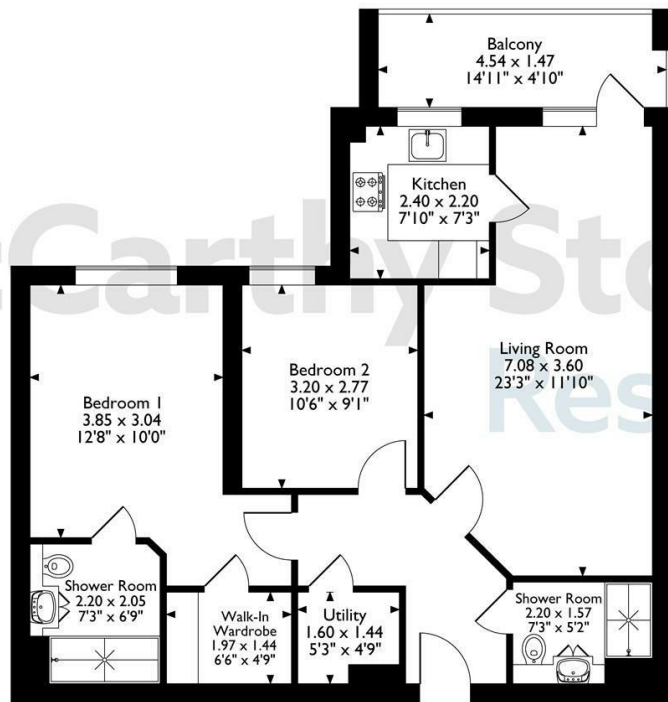
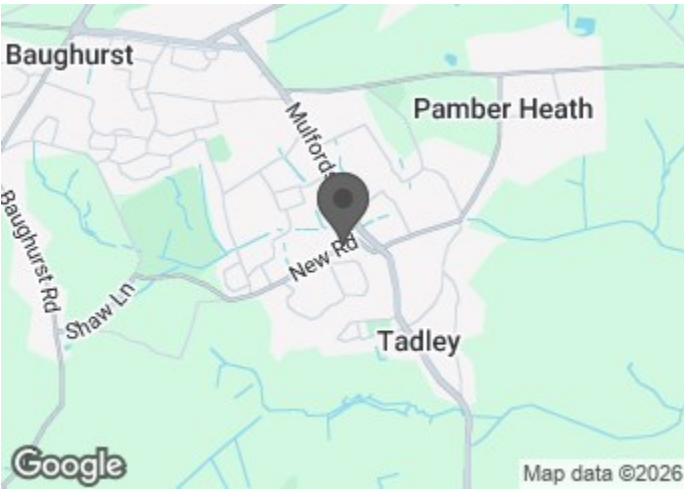


25 Yelland Place, tadley  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657073/DST.

Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 90                      | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Shared Ownership £296,250 Leasehold

Owned Share: 75% | Monthly Rent: £0

A well presented TWO BEDROOM apartment boasting a spacious living area with ample room for DINING, a SOUTH facing WALK-OUT BALCONY which is accessed via French doors from the living area, modern kitchen with INTEGRATED appliances, two DOUBLE bedrooms, two modern shower rooms and utility area. Yelland Place, a McCarthy Stone retirement living development is nestled in Tadley and features landscaped gardens as well as Homeowner's Lounge where SOCIAL EVENTS take place.

\*Entitlements Advice and Part Exchange available\* \*Vendor open to sensible offers\*

**For further details, please call 0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# New Road, Tadley

## 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 and Shared Ownership 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

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.

## Master 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. Separate door leads to en-suite.

## En-Suite

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.

## Bedroom Two

A light and spacious double bedroom, neutrally decorated and carpeted throughout with ample space for furniture. Ceiling light point.

## 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

Ground rent: £0

## 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

# 2 Bed | £296,250

- 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.

Service Charge: £4,934.86 per Anum for financial year ending 28/02/2026

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## 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

Car parking space is also available under separate negotiation

