



Wyatt Court | Sandhurst | Berkshire | GU47 0NU

£95,000

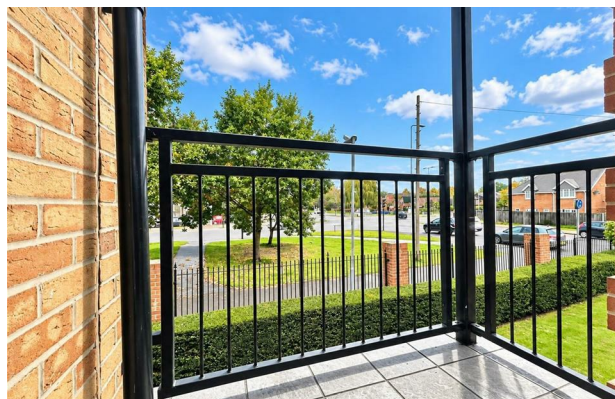
Leasehold

*Waterford's* W  
Residential Sales & Lettings

# Wyatt Court | Sandhurst Berkshire | GU47 0NU £95,000

A well-presented one-bedroom first-floor retirement apartment at Wyatt Court, featuring a spacious living/dining room, separate kitchen, communal lounge and gardens, with lift access and a 24-hour emergency call system.

- One-bedroom first-floor retirement apartment
- Double bedroom with built-in wardrobes
- Lift serving all floors
- Spacious living/dining room and separate kitchen
- Communal living room and gardens
- 24-hour Appello emergency call system



Total area: approx. 49.1 sq. metres (528.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <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>                  | EU Directive<br>2002/91/EC |           |

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk  
<https://www.waterfords.cc>