

Blackman Court | | Yateley | GU46 7AE

£340,000

Leasehold

Waterfords
Residential Sales & Lettings

Blackman Court | Yateley | GU46 7AE

£340,000

WATERFORDS Located in a separate apartment block is this spacious one double bedroom ground floor independent living apartment which has its own patio area within attractive communal gardens, accommodation comprises spacious entrance hall with two built in storage cupboards leading to a living room with feature fireplace and large bay window overlooking the woodland. Door open to the fully fitted kitchen with a range of fitted integrated appliances, including an oven and induction hob, microwave, fridge-freezer, washer-dryer and a dishwasher with double doors to a patio area. The master bedroom has a 8-door fitted wardrobe across one wall, with both long-hanging and shelf space. with a sliding door to a fully fitted luxury-tiled ensuite shower room, with under-sink storage unit and non-slip flooring.

- Ground floor 1-bed apartment with a patio area
- Stylish kitchen with integrated appliances
- Energy-efficient underfloor heating and modern double-glazed windows
- Senses Wellness centre with sauna, gym and swimming pool
- Master bedroom with fitted wardrobes and Jack & Jill ensuite shower room
- Private location overlooking woodland
- Restaurant, café, library, hair salon and treatment room
- No onward Chain

Hampshire Lakes retirement village offers both attractive surroundings and a welcoming community for people who want more from their retirement. The wide range of facilities at Hampshire Lakes create an environment designed to help you to enjoy modern retirement living. The Wellness Centre and Spa features a warm swimming pool, Whirlpool bath, steam room, sauna, and a fully equipped gymnasium, with fitness classes for all abilities. There are two treatment rooms also for podiatry, beauty treatments and physiotherapy. In the Village centre you'll find Cotton's deli and a bistro restaurant - both vibrant spaces where you can relax and entertain your family and friends. There comes a time when some extra assistance may be required to help complete those day-to-day tasks which were once dealt with more easily. The Village offers a comprehensive range of







A well presented ground floor retirement apartment located on the very popular Hampshire Lakes village.











housekeeping and personal care services at various hourly rates through our registered Homecare service and housekeeping team. This is managed through separate contracts with individual residents. Each apartment pays a contribution to the running costs of facilities, support services and maintenance of the building and grounds which is known as the 'service charge'. The deferred sinking fund contribution goes towards a fund which builds up over time to meet the cost of major repairs and refurbishment works which are not covered by the monthly service charge. The contribution is payable on resale. Lakes News is the monthly newsletter published by the Hampshire Lakes Residents' Association.
All residents pay a contribution to the running costs of facilities, support services and maintenance of the building and grounds which is known as the 'service charge'. The deferred sinking fund contribution goes towards a fund which we build up over time to meet the cost of major repairs and refurbishment works which are not covered by the monthly service charge. The contribution is payable on resale.

Key Facts

Lease: 125 years from 2016 (approx. 116 years remaining)

Service Charge: £793.69 pcm from 1st April 2025, to be reviewed annually and updated from 1st April each year

Ground Rent: £500 per year, to be reviewed every 25 years

Council Tax band: C

Sinking Fund: 4.5% on sale

Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over

Assisted Living package cost (available if required): £1,029.94 per month (single) or £1,548.63 per month (couples)

Alternative Retirement Living package cost (available if required, for 1 hours' cleaning per week): £23.10 per week



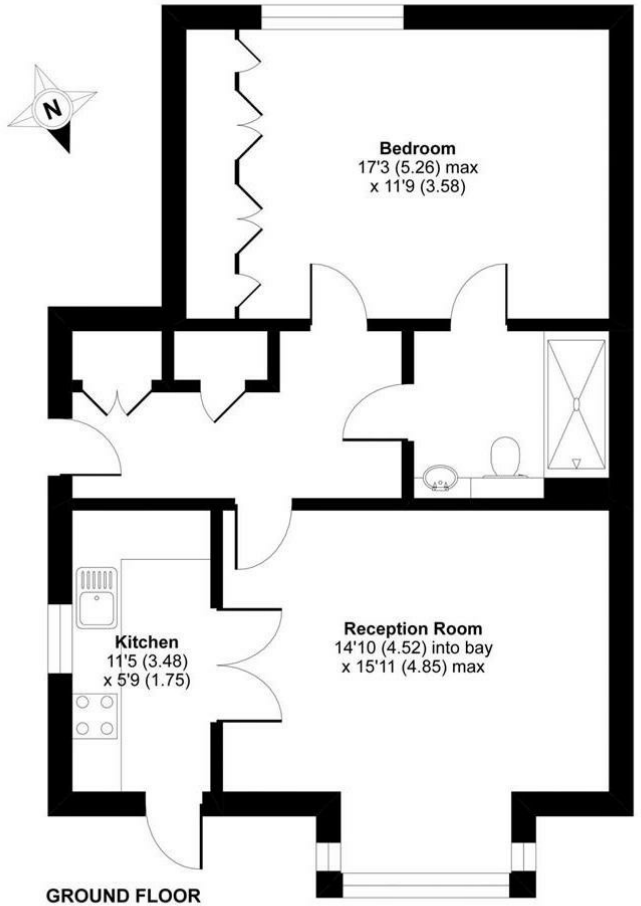




Walnut Walk, Blackman Court, Yateley, GU46 7AE

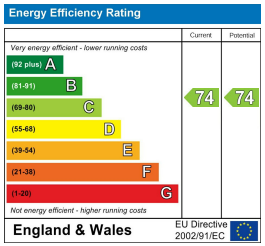
Approximate Area = 651 sq ft / 60.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Anchor. REF: 665547



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