

Ker Walk | | Yateley | GU46 7AF

£500,000

Leasehold

Waterfords
Residential Sales & Lettings

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WATERFORDS Situated just a short stroll from the main Village centre, this spacious first-floor apartment features two double bedrooms and a private balcony, with lift access for added convenience. Designed for retirement living, it offers convenient access to all on-site amenities, including the café, bistro restaurant, gym, and swimming pool.

Inside, a light and spacious entrance hall with a storage cupboard leads to a generous living/dining room, which opens onto a balcony bay window overlooking the beautifully landscaped gardens. The modern kitchen is equipped with integrated appliances, including a hob, dishwasher, fridge, microwave, and combi-oven, along with the added benefit of a water softener. The apartment also features two double bedrooms, each with built-in wardrobes, a luxury tiled ensuite shower, and a separate family bathroom.

- First floor two double bedroom Retirement apartment set close to the Village centre
- Large living room with own private balcony
- Stylish kitchen with integrated appliances, including a hob, dishwasher, fridge, microwave and combi-oven
- Two double bedrooms, one with a luxury-tiled ensuite shower room and family bathroom
- Energy-efficient underfloor heating and modern double-glazed windows
- Restaurant, café, library, hair salon and treatment room

Hampshire Lakes retirement village combines idyllic lakeside surroundings and state-of-the-art facilities to create a welcoming community for people who want more from their retirement. Our village benefits from a warm, open and inviting community with many vibrant spaces for you to entertain friends and family. The wide range of facilities at Hampshire Lakes create an unrivalled environment designed to help you to enjoy modern retirement living.

Life at Hampshire Lakes offers the best of luxury retirement living combined with an independent lifestyle designed around you, creating a unique experience. A state-of-the-art wellness centre and spa offers a luxurious swimming pool, whirlpool bath, steam room, sauna, and fully equipped gymnasium. Nestled in the village centre we also have Cotton's deli and the restaurant - both vibrant spaces where you can relax and entertain.

W e believe in promoting independence with dignity, whilst at the same time striving to maintain and improve your quality of life. We understand that life changes as you get older. 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 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.

Anchor Assisted Living offers a lifestyle alternative for independently minded older people by providing the privacy of their own self-contained apartment, whilst having a wide range of hotel type services as well as being able to call upon our on-site professional care and support team. At Hampshire Lakes there are 14 one-bedroom and 2 two-bedroom Assisted Living Apartments with an ensuite bathroom, a sitting room and kitchenette. They are located close to the central facilities and personal care services and provide the perfect solution for those who seek care services whilst maintaining a real feeling of independence. These apartments come with a range of services included as part of a package, which includes laundry, utility bills, cleaning and one meal a day. The apartments also come with Anchorcall installed - our in-house 24-hour manned residents' support service.

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 2015 (approx. 115 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

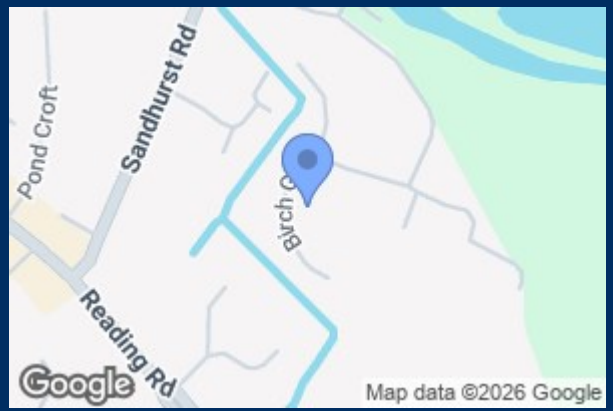
Age Criteria: Sole occupiers or at least one partner in a couple must be 65 or over

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

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



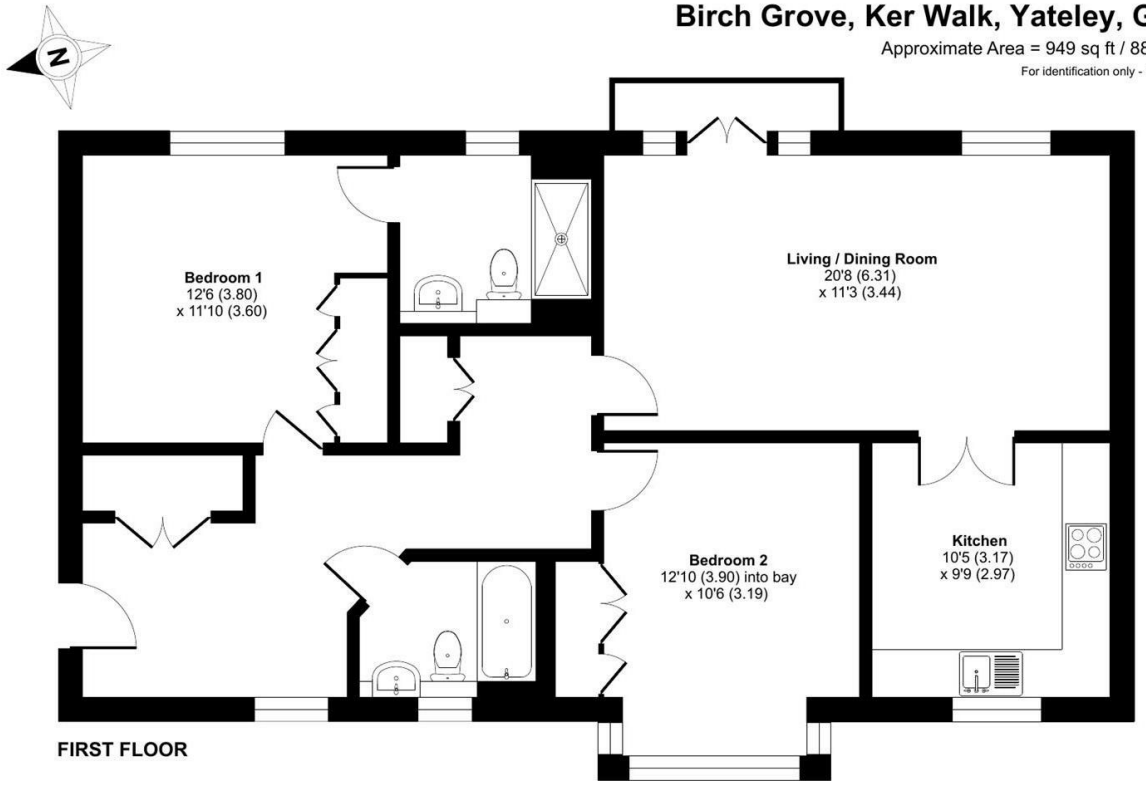




Birch Grove, Ker Walk, Yateley, GU46

Approximate Area = 949 sq ft / 88.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1434045

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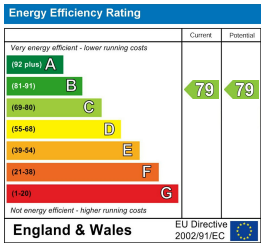

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