







### Key Features:

- Contemporary first floor apartment
- Well presented throughout
- Easy reach of local walks, amenities and transport links
- Garage and allocated parking
- Generous lawned communal garden with a courtyard area
- Sociable, generous open plan living space
- Recently refitted, high specification kitchen/breakfast area
- Modern bathroom
- Good sized double bedroom
- Gas central heating

### The Property

This well presented, contemporary first floor apartment features sociable open plan living space in excess of 18ft, great for entertaining. A high specification refitted kitchen is open to a living/dining area, finished with notable flooring. The kitchen further benefits from a breakfast bar, integrated gas hob and oven, along with space for a dishwasher and washing machine. The bedroom offers a good sized double and there is a separate modern bathroom. Gas central heating is also provided.

### The Grounds

Good parking features with this property, including both a garage in a block and an allocated space. Pleasant communal gardens are mainly laid to lawn and studded with trees, whilst a further courtyard area offers a sociable space with a seating area.





### Location

This property is within easy reach of local walks and Yateley green, ideal for leisurely strolls or keeping fit. A suburban town of Hart, Yateley offers many country parks and lakes for recreational activities and hosts community events, including the Gig on the Green. There are excellent schools, local public houses, restaurants, cafes, a Waitrose, sports clubs and Blackwater Valley golf course. It is mainly a commuter town with the A30 providing excellent road links to London, Reading, Aldershot and Guildford. Blackwater station serves regular rail links to Gatwick and Reading.

### Agent's Comment

"This is a nicely presented apartment, well situated within easy reach of scenic local walks, local amenities and transport links."

### Agent's Note

This property benefits from a long lease with approximately 99 years remaining and has a service charge of £1,170 PA, ground rent of £205PA and buildings insurance £170PA. All details should be verified by the purchasing solicitor prior to the exchange of contracts.

### Recent Trustpilot Review

"A breath of fresh air from the beginning to the end, finding me my perfect house and taking the time to listen to me. It was an absolute pleasure to do business with Pedro, he is a true gentleman. I highly recommend Mackenzie Smith in Yateley, you just cannot go wrong dealing with them."

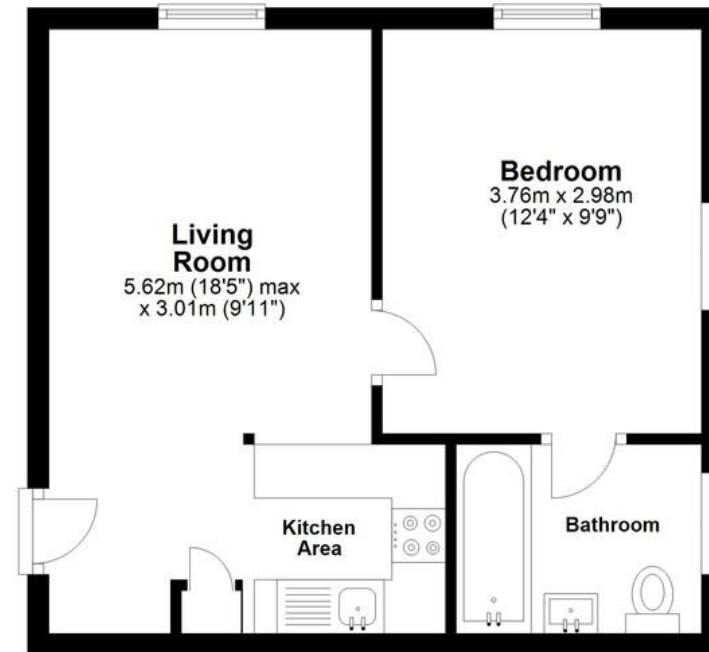
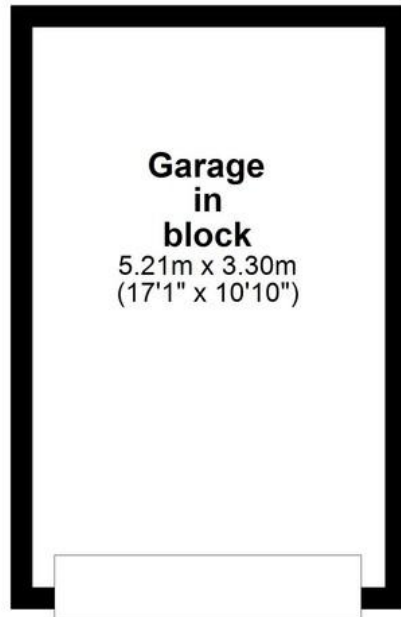
### Energy Efficiency Rating

Current: C | Potential: C



## Floor Plan

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 34.3 sq. metres (368.8 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2020 Quick EPC  
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