



Selbon

Residential sales & lettings

Gale Close, Yateley,
Hampshire, GU46 7AT

Shared Ownership £180,000 Leasehold



01252 979300

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- 45% Shared Ownership (100% Share available)
- Lounge/Dining Room
- 2 Bedrooms & Bathroom
- Enclosed Easterly Facing Garden
- 119 Year Lease Remaining & £30.91 Service Charge
- Entrance Hall & Cloakroom
- Fitted Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For 2 Cars
- Rent £59.372, £11.17 Insurance & £12 Management Charge

*** 45% Shared Ownership ***

Selbon Estate Agents are delighted to offer this modern semi detached home to the market, built by Bellway Homes and conveniently located on the popular Forest Chase development.

The owners purchased the home in 2020 on a shared ownership basis with the property being marketed on a 45% and 100% basis.

There is approx. 118 years lease remaining, Charges from 1st April 2026/ Rent £623.37, Management £12, Insurance £10.16, Service charge £43.03.

Anyone looking to purchase the 45% share will need to apply to Abri Homes, to ensure that all criteria, including a connection to Hart as an area.

The entrance hall has stairs to the first floor landing and there are doors to the lounge/dining room, kitchen and a cloakroom with a white suite.

The rear aspect 18ft lounge/dining room has an understairs storage cupboard and French doors leading to the rear garden, the front aspect 11ft has ample work surfaces, eye and base level storage units and some integrated appliances.

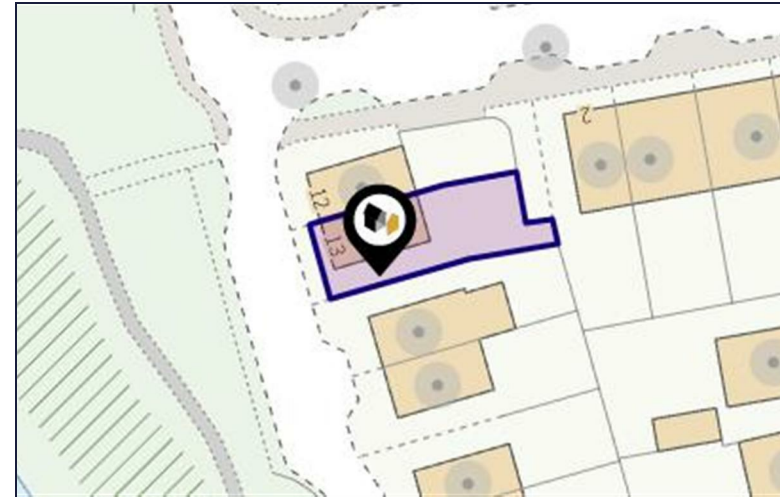
The first floor landing has an airing cupboard, access to the loft space and there are doors leading to the two bedrooms, the main bedroom has built in wardrobes and the second bedroom has a recessed suitable for storage.

Further benefits include gas radiator hearing, double glazed windows, tandem driveway for two cars and a larger than average easterly facing rear garden with side access.

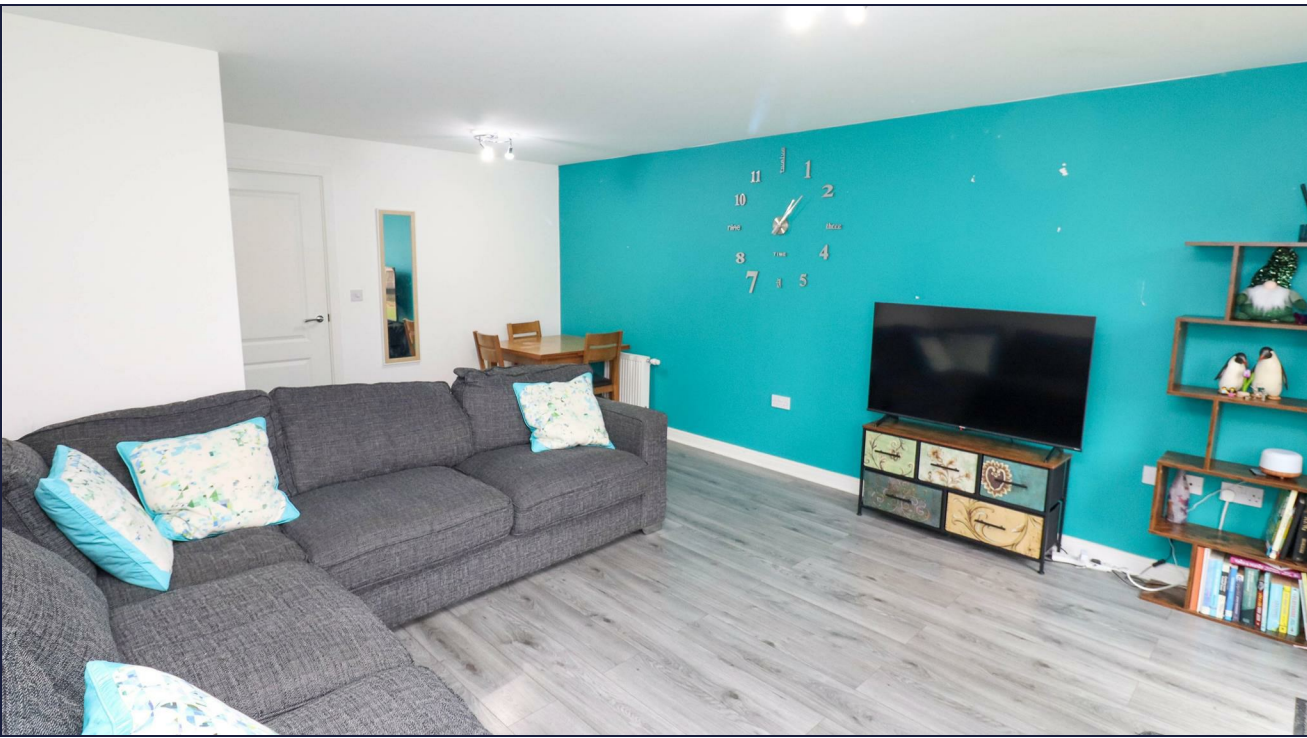
Forest Chase boasts plenty of woodland walks on your doorstep with a children's play park and a lake in the small development. For those who love the outdoors, there is access to Horseshoe Lake nature reserve and other walking and cycling routes.

Situated within close proximity to Yateley village centre with a choice of shops & cafes as well as highly regarded local schools. There is easy access to Waitrose Supermarket, local chemist, newsagent, doctors surgery and community hall.

For commuters, road links and Sandhurst, Camberley, Hook and Fleet railway stations are easily accessible.













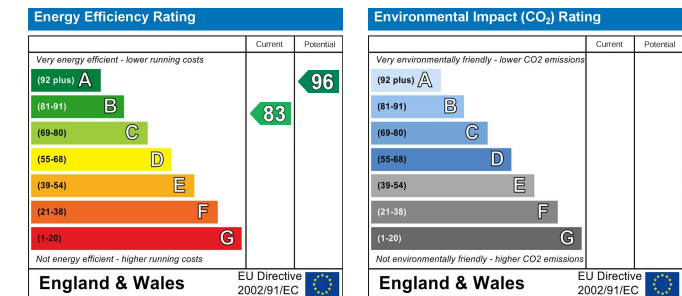
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: D

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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