

Western Lane, Odiham, Hampshire  
Two bedroom ground floor apartment.



3 Regal Heights, Western Lane, Odiham, Hampshire, RG29 1TT.

### The Property

Situated within close proximity of Odiham High Street, this two bedroom ground floor apartment offers an ideal investment opportunity or a perfect property for a first time buyer. Benefits included allocated parking, open plan living/dining area and no onward chain.

### Accommodation

Gained through a secure entry system, the welcoming light and airy communal hall gives you access into the apartment. The front door opens into the spacious entrance hall with both bedrooms at the front of the apartment. The main bedroom offers built in wardrobe space and an en-suite shower room. Bedroom two also offers fitted wardrobes/storage. At the rear of the apartment, you will find the living room and kitchen which offers a range

of units, work surfacing, integrated appliances, and additional appliance space. The accommodation is finished with the family bathroom which has toilet, sink, bath, and shower over bath and plenty of storage space. The apartment forms part of a small, gated development and has allocated parking, stunning glass atrium style entrance and communal garden area.

### Location

Odiham High Street offers a good range of local amenities including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community.

Local schools are well regarded with Mayhill and Buryfields in the village itself and Robert Mays just around the corner from the house. Transport links

include the M3 jct5 5 minutes' drive away, along with Hook and Winchfield stations, 5 minutes away by car.

The village has an active community and many of the opportunities are based at the Cross Barn (next to Palace Gate) and includes groups such as the U3A which has diverse meetings from crafts

Lease – 979

Service charge – 1,800 P/A

Tax band E and Hart Council













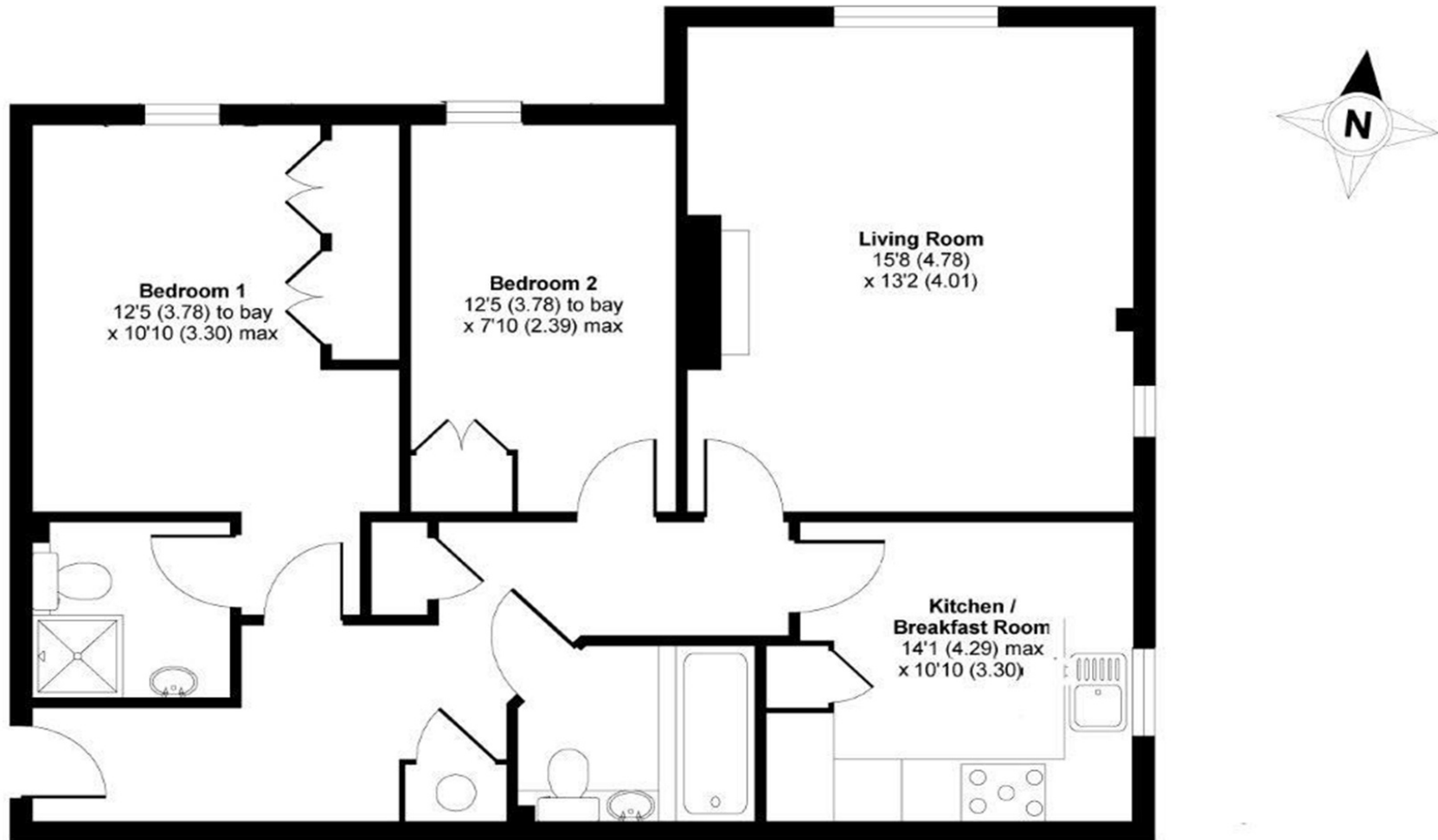






# Regal Heights, Western Lane, Odiham, Hook, Hampshire, RG29

APPROX. GROSS INTERNAL FLOOR AREA 786 SQFT / 73 SQM



**SECOND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by McCarthy Holden and no guarantee as to their operating ability or their efficiency can be given.

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# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 2 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG29 1TT.. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, gas and mains drainage.

EPC - C 78

### Local Authority

Hart District Council  
01252 622122  
Band E

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)