



Properties 10 & 11 - Ground Floor
← 12 & 13 First Floor

This well proportioned one bedroom second floor apartment, with lift access, for the over 55's is located just a short walk from Odiham High Street, and has recently been re-carpeted throughout.

The front door opens into a generous hallway, which could be used as a dining area, and has cloaks/storage cupboards and airing cupboard. The master bedroom overlooks the inner courtyard and has ample storage space boasting two sets of fitted wardrobes plus chests of drawers. The dual aspect lounge/diner has double doors that open into the kitchen with a fully fitted range of units comprising cupboards and drawers under a laminate work

surface, inset sink and drainer board, built in hob, electric oven/grill, fridge/freezer and washing machine. The bathroom has a fitted shower over a bath, wc and basin.

Palace Gate consists of 43 apartments and bungalows built in two courtyards with attractive landscaped gardens to be enjoyed by the residents and paved parking areas. The communal areas in the building are maintained by Grange as are the outside and gardens. The estate manager's office is on site and the buildings and individual apartments also have 24 hour emergency call systems. The lease was originally granted as 125 years from 1990, the approximate monthly costs are in the region of

£220 (full details are available in the office), and there is no ground rent payable. The properties are double glazed and have gas central heating.

Odiham and it's vibrant High Street is within a short distance of the apartment. The amenities available include doctors, dentists, opticians, the Co-op, Post Office, weekly Friday market and a range of boutique shops and restaurants.

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 and yoga to history and a cinema and film showing.















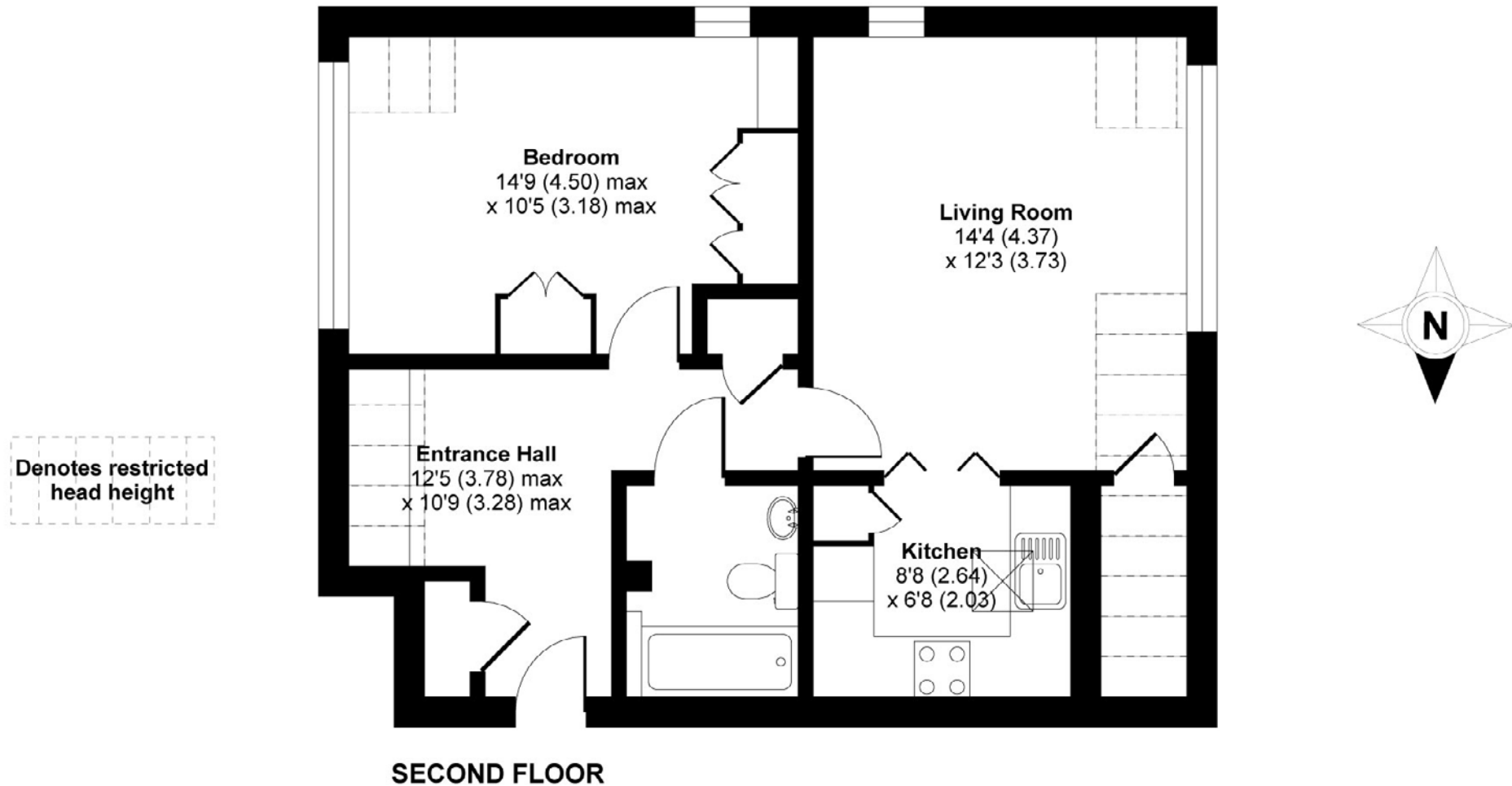






Palace Gate, Odiham, Hook, RG29

APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT 48.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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Fixture and Fittings:

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

Directions:

Postcode: RG29 1JZ

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01256 704851
Email: odiham@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - C (73)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - D

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