

Palace Gate, Odiham, Hampshire
One bedroom second floor apartment.



9 Palace Gate, Odiham, Hampshire, RG29 1JZ

The Property

Situated within the sought-after Palace Gate Development for the over 55's, this well presented one-bedroom, second floor apartment, with lift access, is within close proximity of the desirable Odiham village centre. The apartment is offered to the market with no onward chain.

Accommodation

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.

Outside

There are well-maintained communal gardens along with parking for residents and visitors.

Location

Odiham and its vibrant High Street is within a short distance of the apartment. The amenities available include Post Office, doctors, dentists, opticians, the Co-op, 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 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 areas and gardens. The estate manager's office

is on site and the buildings and individual apartments also have 24 hour emergency call systems.

Leasehold Information

Leasehold - 92 Years

Tax Band is D and Hart

Service charge is 284.12p per month











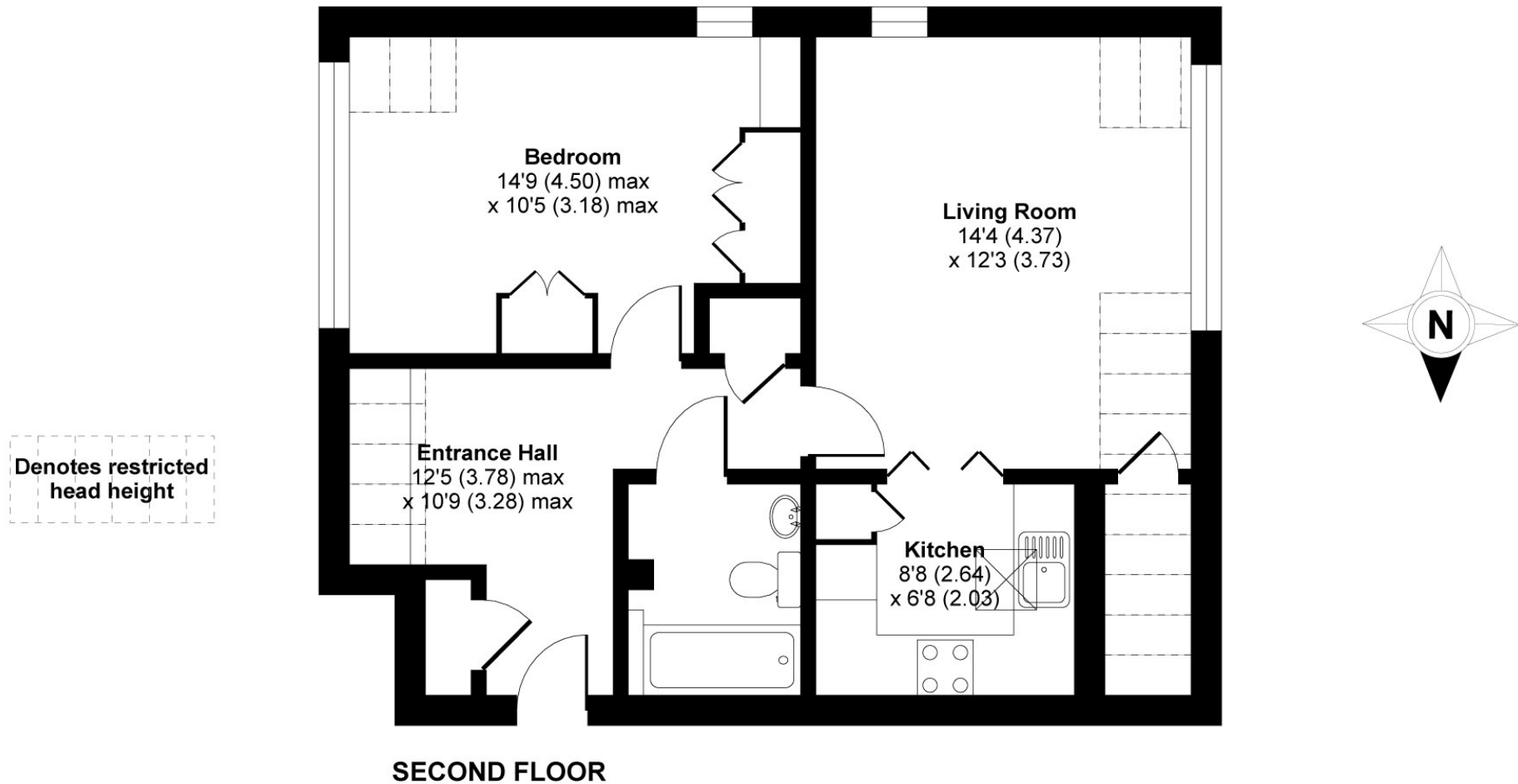






Palace Gate, Odiham, Hook, RG29

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for McCarthy Holden REF : 462934

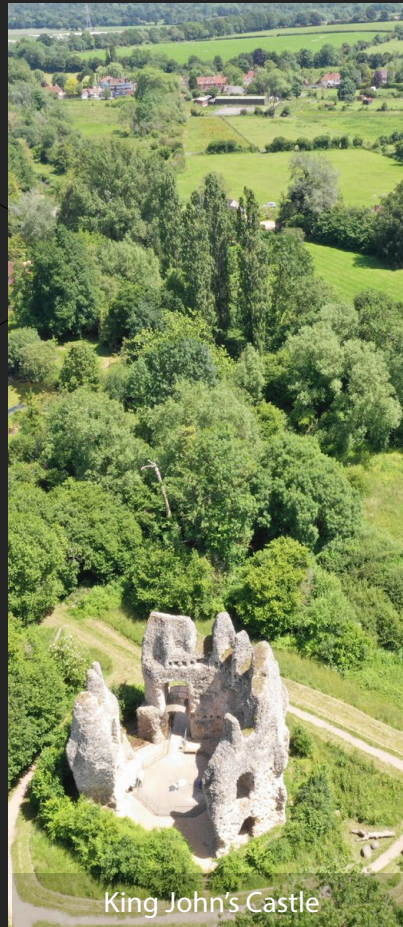
Places of interest

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 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 1JZ. 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 73

Local Authority

Hart District Council
01252 622122
Band D

**McCarthy
Holden** 

www.mccarthyholden.co.uk