



Palace Gate, Odiham

McCarthy  
Holden

Guide Price £175,000



## Palace Gate

Odiham,

Modern 2-bed ground floor apartment with spacious living/dining room, fully fitted kitchen, peaceful bedrooms with storage, refurbished bathroom.

Communal gardens, parking.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground floor Apartment
- Communal Gardens
- Close Proximity Of Odiham Village Centre
- Over 55 Development
- Two Bedrooms
- Ample Parking



## Description

### The Property

Situated within the sought-after Palace Gate Development for the over 55's, this well presented two-bedroom, ground floor apartment is within close proximity of the desirable Odiham village centre. Benefits to this property include views over the communal gardens, ample parking, living/dining room and no onward chain.

### Accommodation

The front door opens into a generous hallway which offers storage cupboards and access to the accommodation. The light and airy living/dining room has views over the communal gardens and benefits from double doors that open into the kitchen. The kitchen offers a fully fitted range of units comprising cupboards, work surface, inset sink, drainer board, gas hob/oven/grill, fridge/freezer, built in microwave and washer/dryer.

Both bedrooms are located at the rear of the property with the main bedroom offering airing cupboard space and a fitted wardrobe in both bedrooms. The accommodation is finished with the refitted bathroom which has a fitted shower, WC and basin.

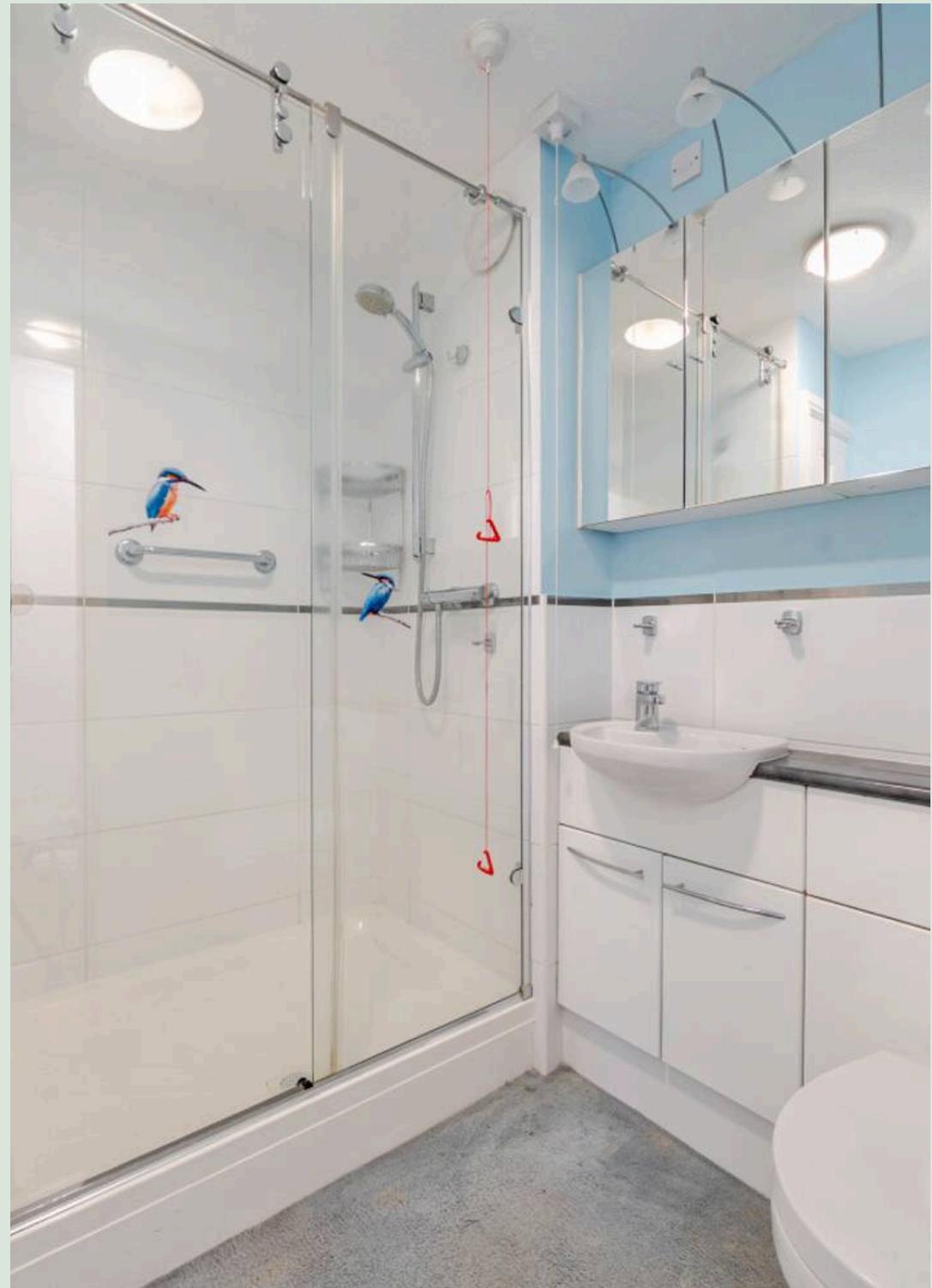
### Outside

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

### Additional Information

Service charge: £302.28 pcm (£3627.36)

Lease: 92 years remaining

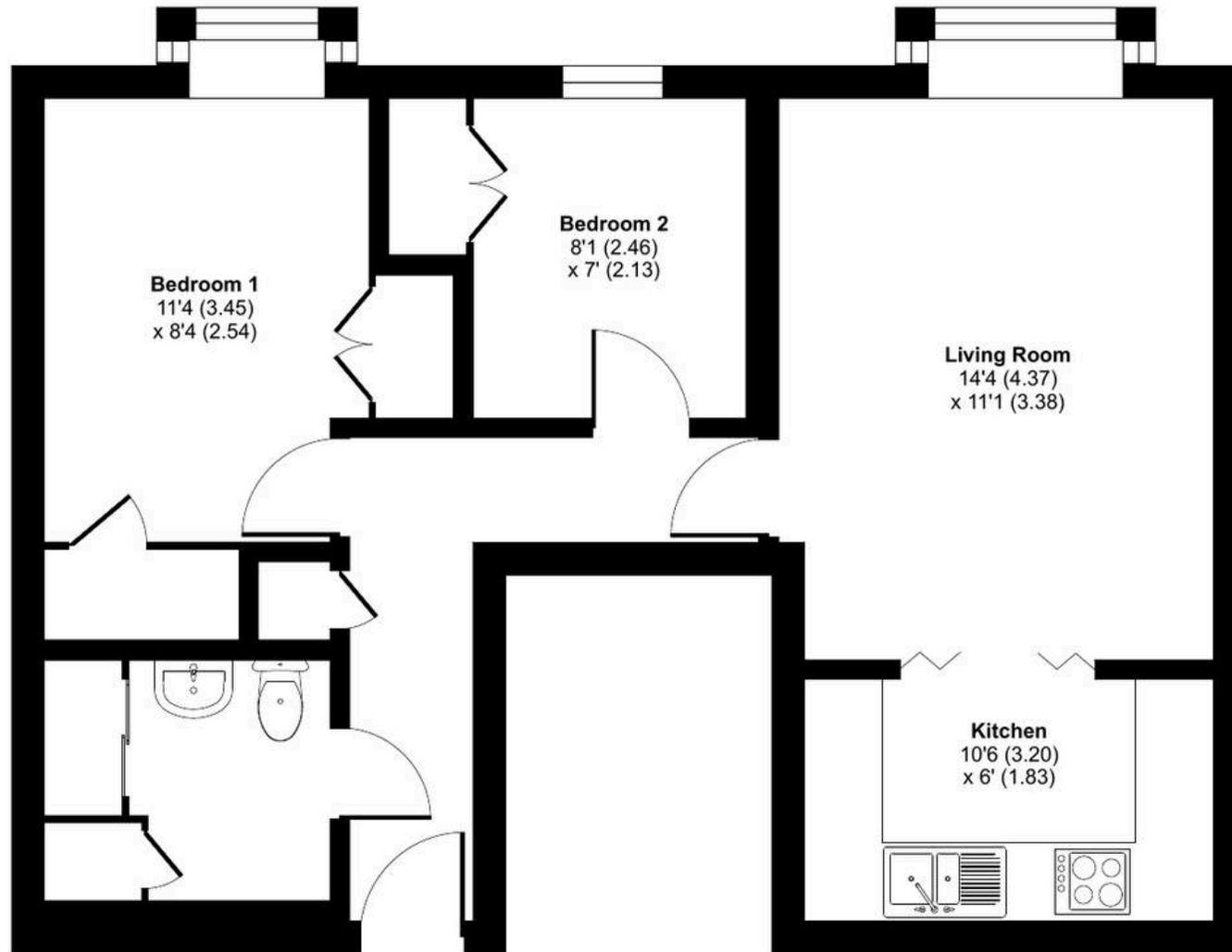




# Palace Gate, Odiham, Hook, RG29

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for McCarthy Holden. REF: 1176837



## McCarthy Holden Odiham

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