



Odiham

Hook

McCarthy
Holden



9 Regal Heights Western Lane

Odiham, Hook

A well-presented two bedroom first floor apartment offers an ideal investment opportunity or a perfect property for a first time buyer.

Council Tax band: E

Tenure: Leasehold : 977 years remaining

Service Charge: Approx £3,000 p.a TBC

EPC Energy Efficiency Rating: C

- No Onward Chain
- Open Plan Kitchen/Dining/Living Room
- Two Bedrooms
- Two Bathrooms
- Communal Gardens
- Allocated Parking



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Situated within close proximity of the desirable Odiham village centre, this well-presented two-bedroom first-floor apartment presents an excellent opportunity for first-time buyers or investors alike. The property is offered to the market with no onward chain.

The apartment is accessed via a secure communal entrance with an entry phone system, leading into a bright and welcoming communal hallway.

Inside, the front door opens into a spacious entrance hall, providing access to all rooms.

The impressive open-plan kitchen, dining and living area, offers a bright and versatile space for both everyday living and entertaining. The contemporary fitted kitchen features a range of integrated appliances, generous work surfaces, ample storage units and a convenient breakfast bar.

The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the second double bedroom also includes built-in wardrobes.

There is a well-appointed fitted bathroom with bath/shower over, wash hand basin, WC and additional built-in storage.

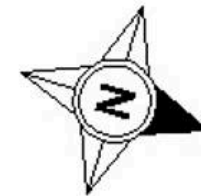
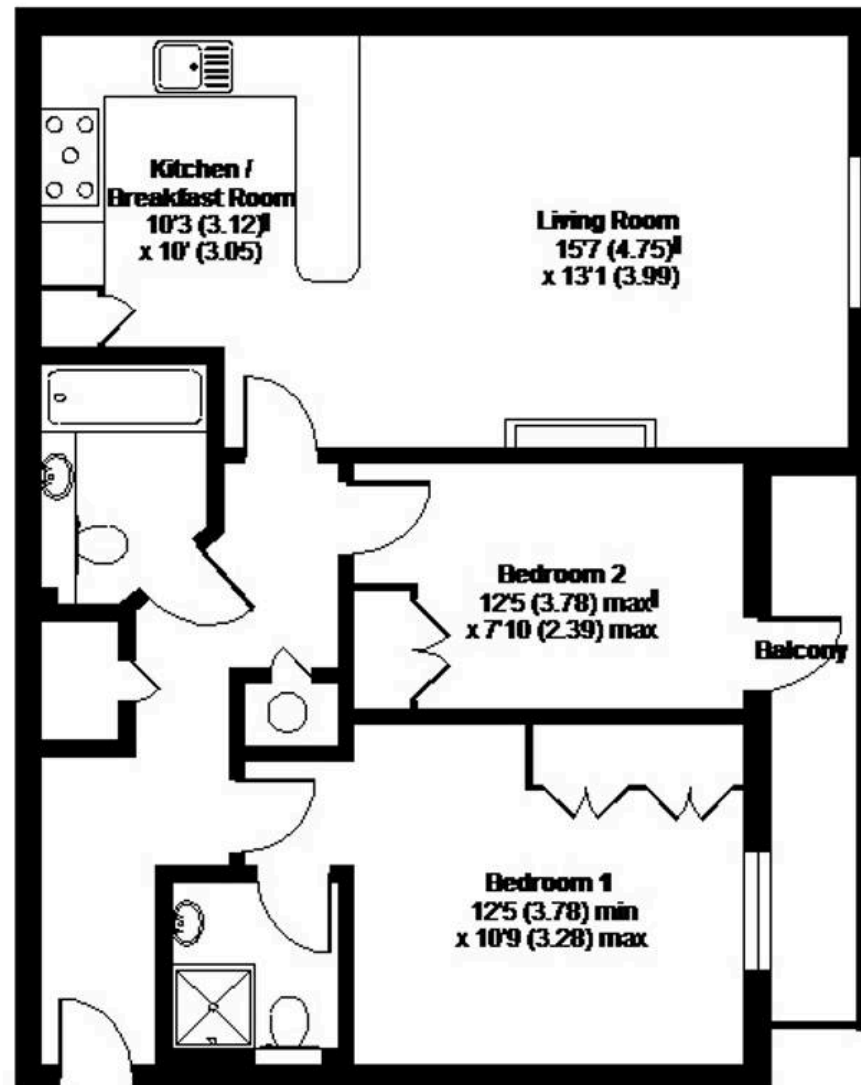
The apartment forms part of a small, gated development and further benefits from an allocated parking space, visitor parking and attractive, well-maintained communal gardens.





Western Lane, Odiham, Hampshire, Hook, RG29

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT 72.6 SQ METRES



FIRST FLOOR

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 information only and should not be relied on as a basis of valuation.



McCarthy Holden Odiham

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