

# Palace Gate Two Bedroom Apartment



# Palace Gate, Odiham, Hook, RG29 1JZ

## The Property

Situated within the sought after Palace Gate development and within close proximity of Odiham High Street, this rare opportunity to purchase a two-bedroom ground floor apartment for the over 55's which offers in excess of 1,000 sq. ft of floor space. Benefits to this property include a 14 ft kitchen/breakfast room, two bathrooms, two reception room, carport and a secluded location.

## The Accommodation

The front door opens into a generous hallway which gives you access into the light and airy living room which offers a wonderful bay window overlooking communal grounds. Off the living room you have direct access into the kitchen/breakfast room which offers a range of units, work surfacing, integrated appliances, and additional appliance space. The mirror image of the living room is found on the opposite side of the kitchen which is used as the dining/family room. This room offers a bay window overlooking the front and a second front door with the hallway used as a storage area and access to a small front courtyard garden. The generous bedrooms benefit from bay windows and built in wardrobes. There are two separate bathrooms with bathroom 1, offering sink, toilet and bath with shower overhead and bathroom 2, offering a toilet,

sink and separate shower.

## Outside

There are well-maintained communal gardens which are mainly laid to lawn with a mixture of flowers, shrubs and trees. Palace Gate offers ample parking for residents and visitors. This property benefits from a carport and direct access to the communal gardens.

## Additional Information

Hart District Council Tax Band D

The property is leasehold with 92 years on the lease.

Ground rent is Peppercorn, and the service charge is £379.55 per month.

## 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 42 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.















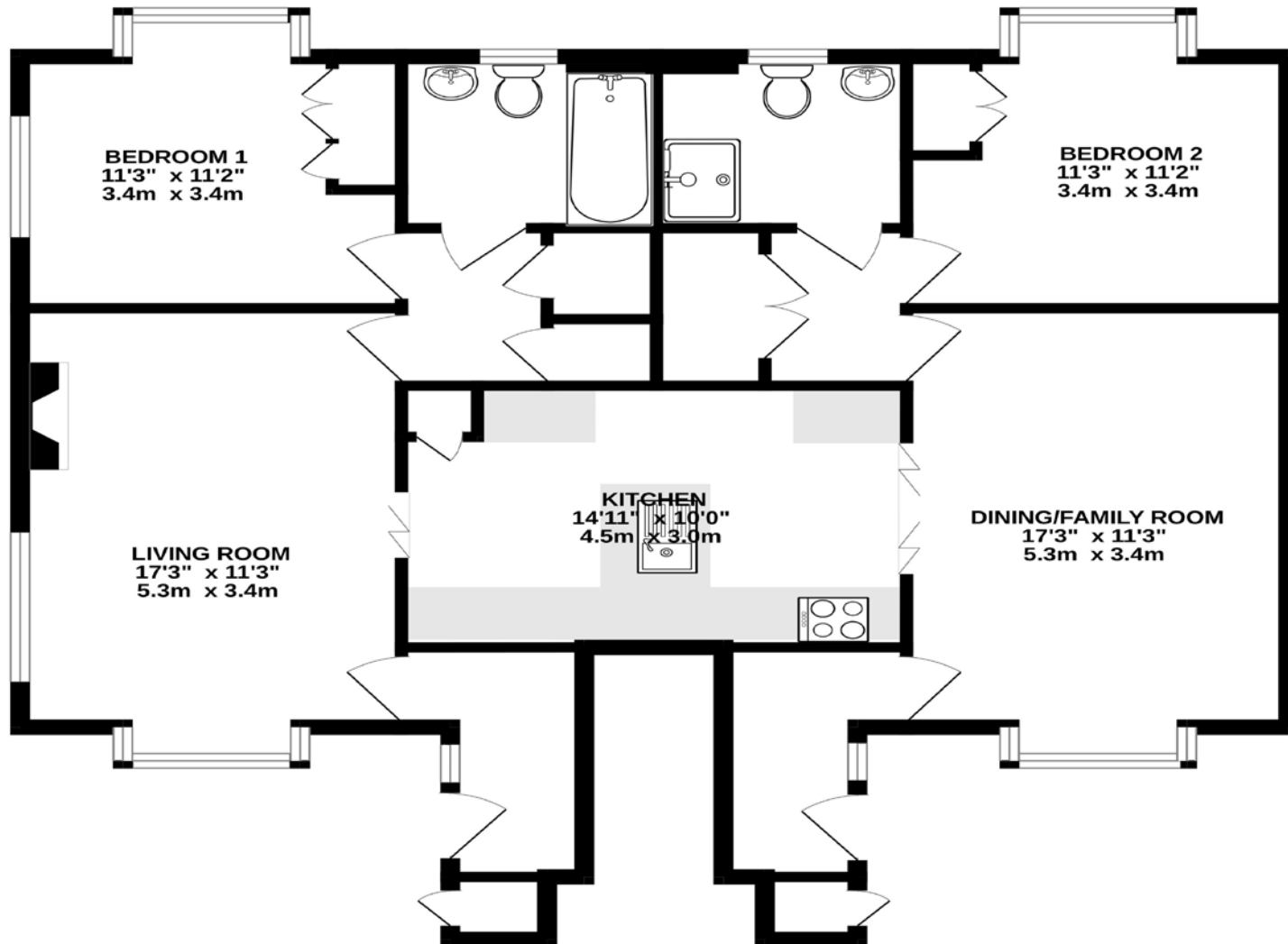








**GROUND FLOOR**  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



# 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, water and drainage.  
Gas Central Heating  
EPC Rating - C (74)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - D](#)

McCarthy  
Holden 

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