

Palace Gate  
Two Bedroom Ground floor Apartment



## 2, Palace Gate, Odiham, Hampshire, RG29 1JZ

### 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 offering airing cupboard space and a fitted wardrobe. 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: £290 per month.

Lease: 93 years remaining

Tax band D with the council being Hart.

### Services:

Water: Mains.

Gas: Mains.

Electric: Mains.

Oil/LPG: None.

Sewage: Mains

Heating: Communal Gas Central Heating.

Materials used in construction: Brick, Timber Framed, Tiled roofs.

How does broadband enter the property: FTTP (fibre to the premises)

EPC: C 70

Mobile Signal: Unknown, depends on carrier.

Accessibility Accommodations: None















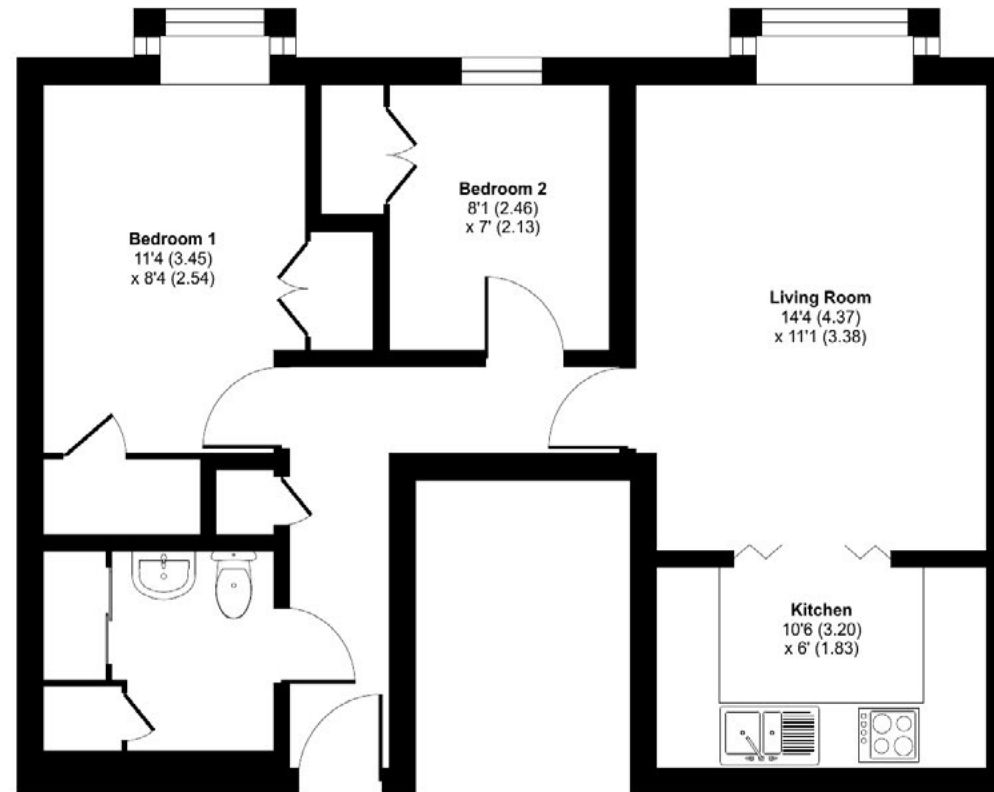




# Palace Gate, Odiham, Hook, RG29

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



FIRST FLOOR



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







# Places of interest

A selection of photographs showing various locations in and around Odiham are shown below.



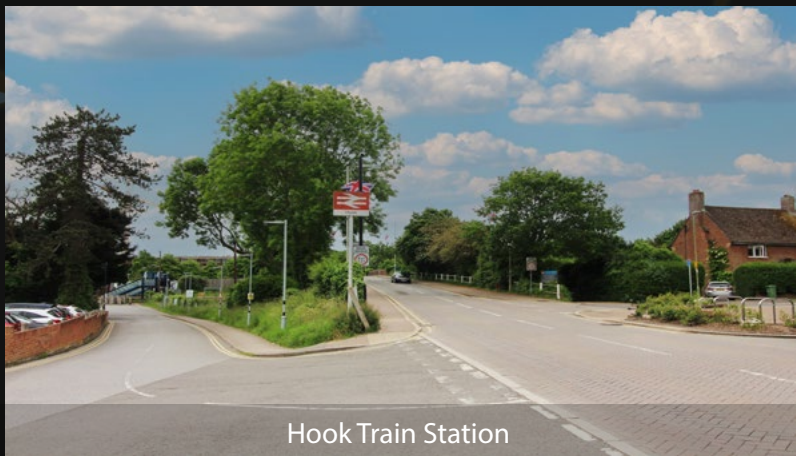
King Johns Castle



Basingstoke Canal



All Saints Church



Hook Train Station



Odiham High Street

## 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.

### Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Oil/LPG – None

Sewage – Mains Drains

Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs

How does broadband enter the property - FTTP (fibre to the premises  
EPC - C (70)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode RG29 1JZ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

### Viewing

Telephone sole agents

McCarthy Holden: 01256 704851

### Local Authority

Hart District Council

Tax Band

D

**McCarthy  
Holden** 

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