

Palace Gate, Odiham
One Bedroom Retirement Apartment



35 Palace Gate, Odiham, Hook, Hampshire, RG29 1JZ

The Property

This one-bedroom, second floor apartment, with lift access, is situated within close proximity of the desirable Odiham village centre, in the much sought-after Palace Gate Development for the over 55's. There is a buy to let opportunity with no age restriction for the leaseholder. The apartment is in need of modernisation and is an executor sale, offered to the market with no onward chain.

There is a hallway which leads to the spacious living/dining room with vaulted ceiling. The kitchen is fully fitted with integrated units including, fridge/freezer, hob, oven and extractor fan along with a freestanding washing machine.

The spacious main bedroom, overlooking the well-maintained communal walled gardens benefits from fitted wardrobes.

There is bathroom suite with over-bath shower, w.c. and wash-hand 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. The lease was originally granted as 125 years from 1992.

Tax band is D and local council is Hart District.

Annual Service Charge - £3,409.44.

Lease - 93 years remaining.

















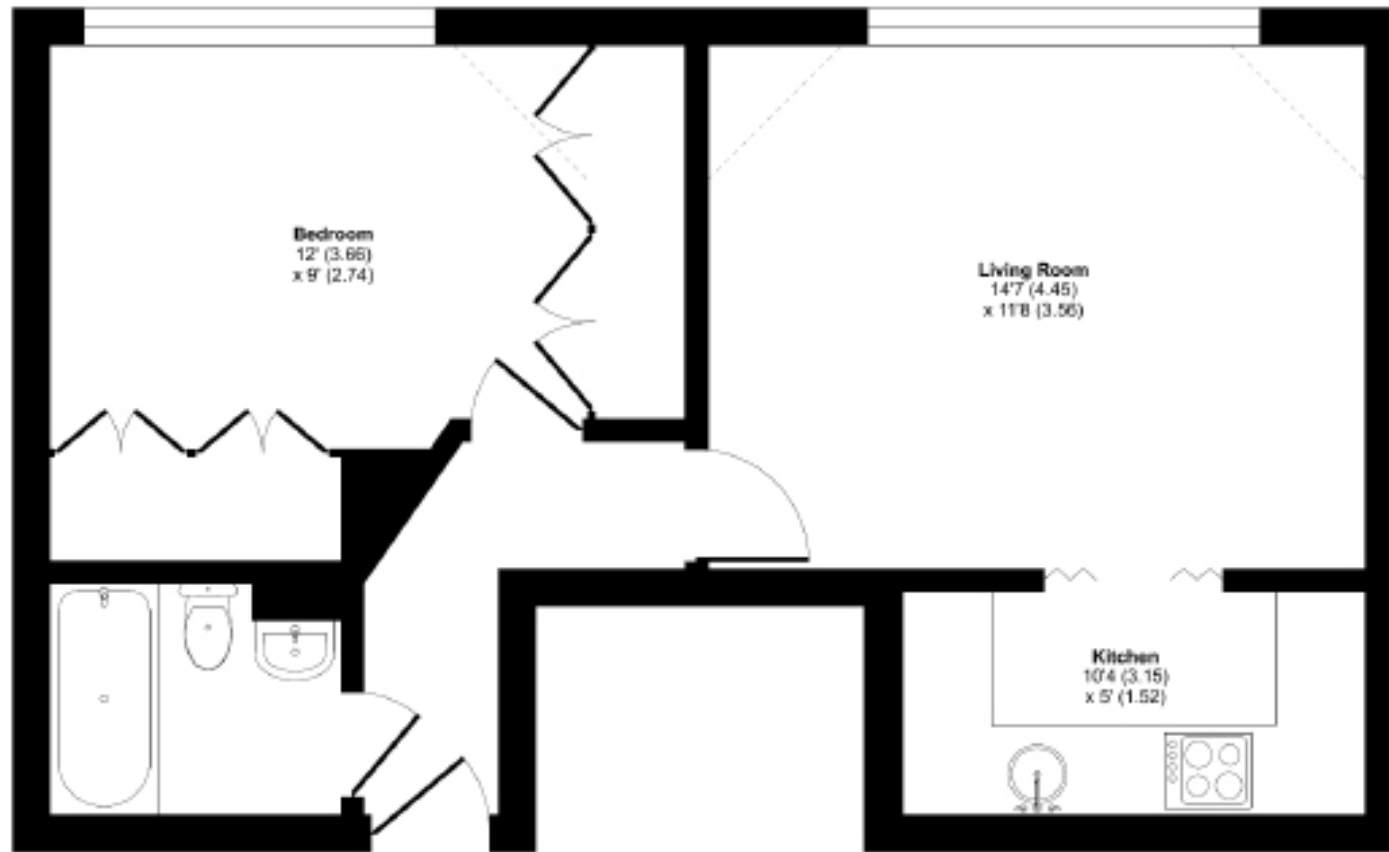
Palace Gate, Odiham, Hook, RG29

Approximate Area = 441 sq ft / 40.9 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 454 sq ft / 42.1 sq m

For identification only - Not to scale



Bedroom
12' (3.66)
x 9' (2.74)

Living Room
14'7" (4.45)
x 11'8" (3.56)

Kitchen
10'4" (3.15)
x 5' (1.52)

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickheom 2024. Produced for McCarthy Holden. REF: 1075661

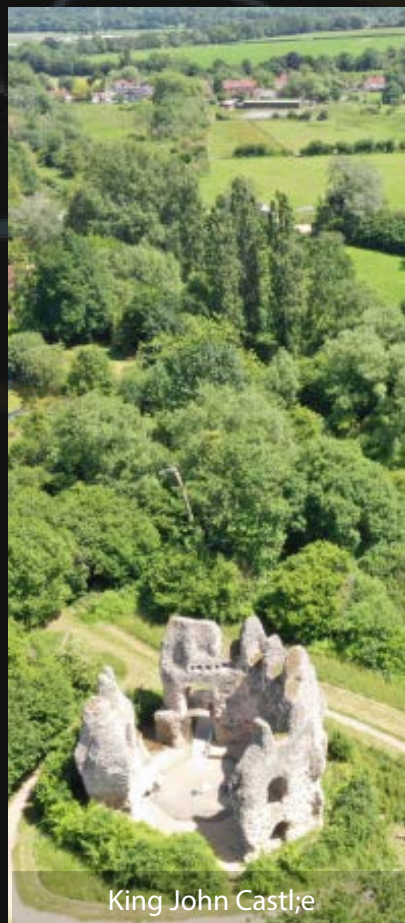
Places of interest

The surrounding area is renowned for country walks and open spaces. The village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent with the M3 within 2 miles.



All Saints Church



King John Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal

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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 fired central heating.

EPC rating 76 (C)

Local Authority
[Hart District Council](#)
[Band D](#)



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