McCarthy Holden

www.mccarthyholden.co.uk

This well presented, two bedroom apartment, is situated within close proximity to Odiham High Street in the much sought after Palace Gate Development for the over 55's. It is offered to the market with no onward chain.

The front door opens into the hallway with cloaks/ storage cupboard and airing cupboard. The spacious, double aspect sitting room with feature fire place, has a bay window overlooking the inner courtyard. Double doors open into the kitchen with a fully fitted range of units comprising cupboards and drawers under a laminate work surface, inset sink and drainer board with tap over, built in hob, electric oven and electric grill, fridge/freezer and washer/dryer.

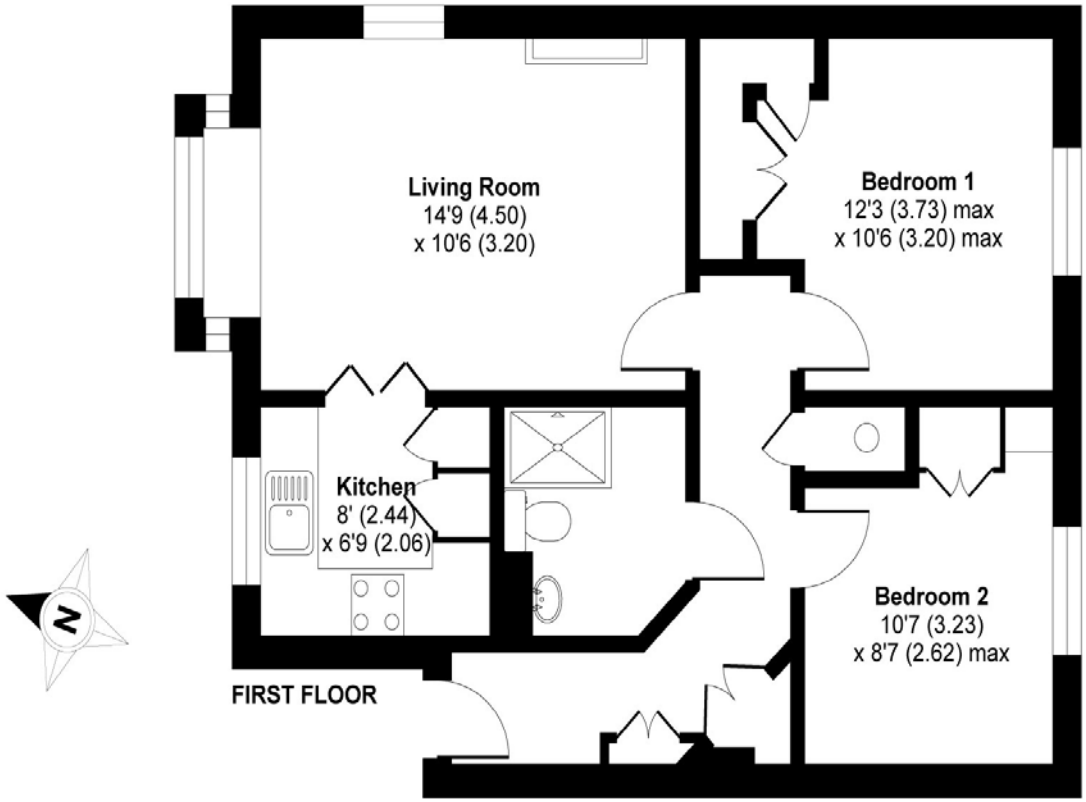
The main bedroom has fitted wardrobes. There is a second bedroom and bathroom with shower, wc and wash hand basin.

There is parking for residents.

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 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 1990. Odiham and it's vibrant High Street is within a short distance of the apartment. The amenities available include 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, Odiham, Hook, RG29

APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT 54.2 SQ METRES



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

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Fixture and Fittings:

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

Directions:

Postcode: RG29 1JZ

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01256 704851
Email: odiham@mccarthyholden.co.uk

Services:

Mains electricity, water, drainage and gas central heating
EPC - C (79)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - D

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