



12 Regal Heights Western Road, Odiham, Hampshire. RG29 1TT.
Guide Price £369,950

- Spacious top floor apartment
- Allocated and visitor parking
- Bathroom and en-suite shower
- Large loft space
- Leasehold with SHARE OF FREEHOLD
- Lift to all floors
- Two bedrooms with wardrobes
- Fitted kitchen/breakfast room
- Double aspect living room
- Circa 1,012 sqft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Regal Heights is a modern, gated development within a short walk of Odiham High Street. This top floor apartment is larger than average and offers generous and well presented accommodation. The double aspect living room is very light and has a gas flame effect fire with stone fireplace surround. The kitchen/breakfast room is fully fitted with a range of units, granite worksurfaces and integrated appliances including a washer/dryer, dishwasher, fridge/freezer, oven and microwave. Both bedrooms have fitted wardrobes and the master bedroom features a part vaulted ceiling with skylight window and an en-suite shower room. Other features include gas central heating, double glazed timber sash windows, large loft space, allocated parking space, visitor parking, lift to all floors and attractive communal gardens. Superfast broadband is available in the area and mobile signal is available although Three users should carry out there own onsite checks. Water supply is metered.

Directions

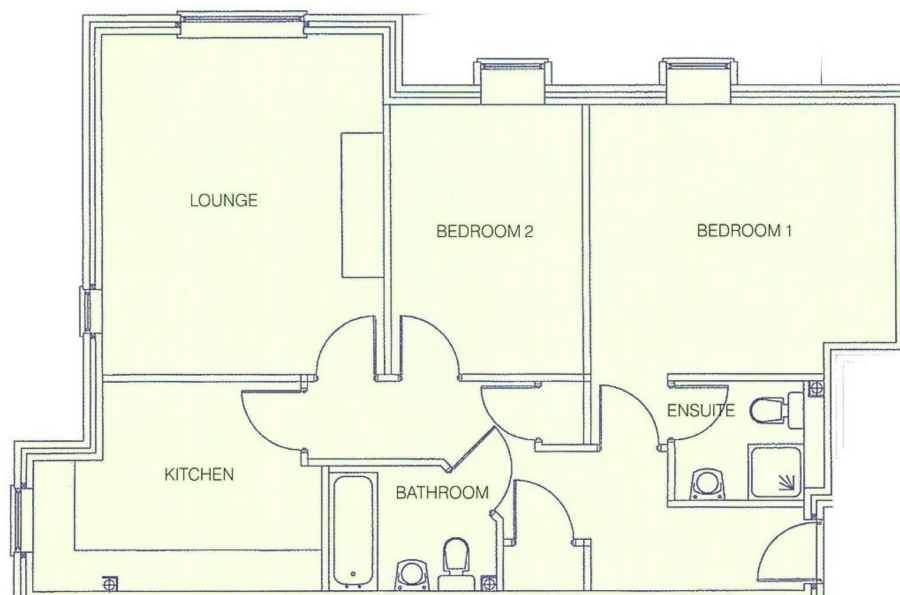
Sat Nav Ref: RG29 1TT

Tenure

The property comes with a share of the Freehold. Maintenance charge is £2040 this year, but that is higher than normal as the residents have agreed to install electric charging points. The 999 year lease started on 24th June 2003 so there is plenty remaining and expires 3002.

Local Authority

Hart District Council
Band E



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.