

Palace Gate, Odiham
One Bedroom Retirement Apartment



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

The Property

Situated within the sought-after Palace Gate Development for the over 55's, this well presented one-bedroom, first floor apartment is within close proximity of the desirable Odiham village centre. Benefits to this property include views from the bedroom over the deer park, ample storage and no onward chain.

Accommodation

The front door opens into a generous hallway which offers storage cupboards and airing cupboard. The light and airy lounge/diner 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 and drawers under a laminate work surface, inset sink and drainer board, electric hob/oven/grill, fridge/freezer and washer/dryer. The bedroom is located at the rear and has views over the deer park. Within the

bedroom you have ample storage space boasting two sets of fitted wardrobes. The bathroom has a bath with fitted shower over, WC and 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.

Leasehold Information

Leasehold - 93 Years.

Tax Band is D and Hart.

Service charge is £208 per month.















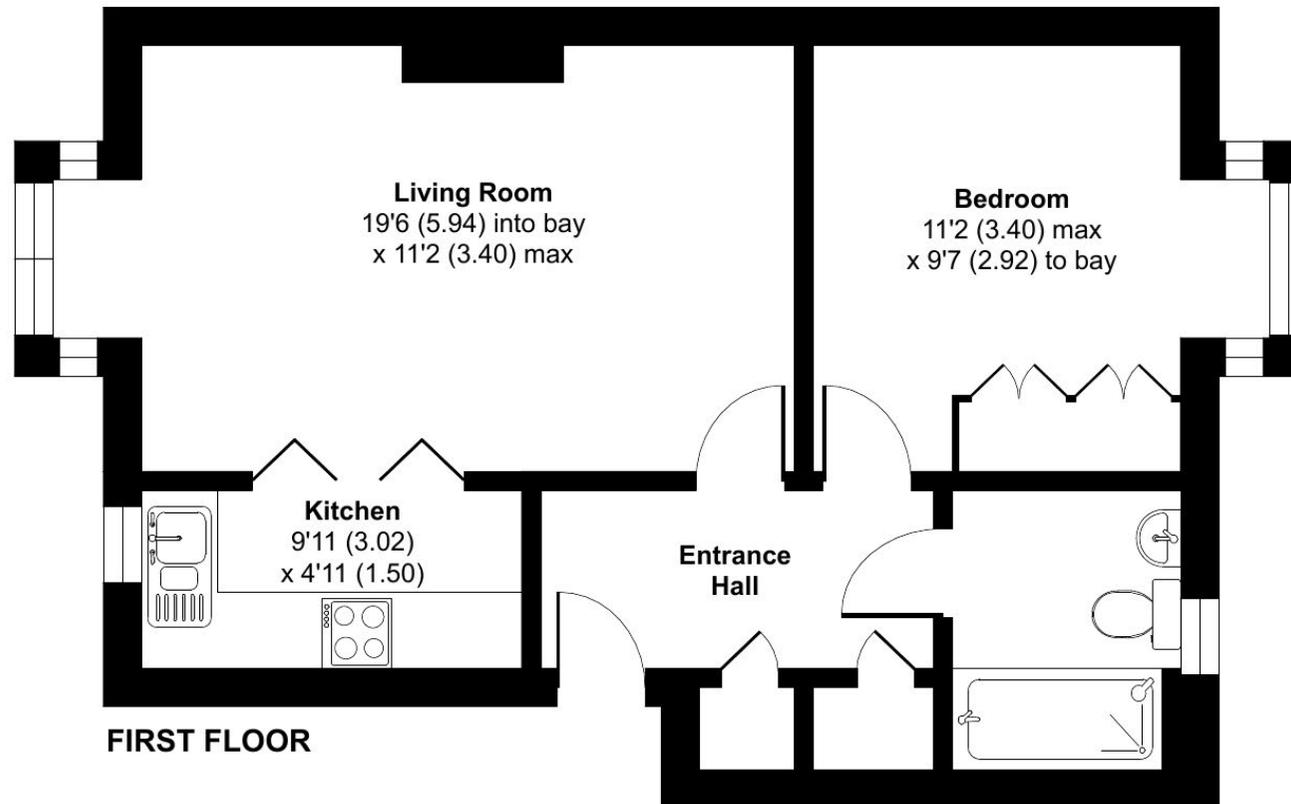




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Approximate Area = 499 sq ft / 46.4 sq m

For identification only - Not to scale

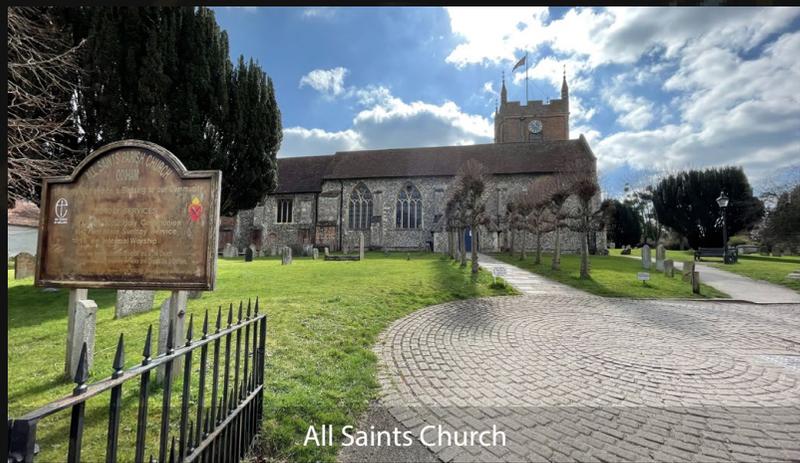


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1031815

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

Consumer Protection Regulations

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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 70 (C)

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

**McCarthy
Holden** 

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