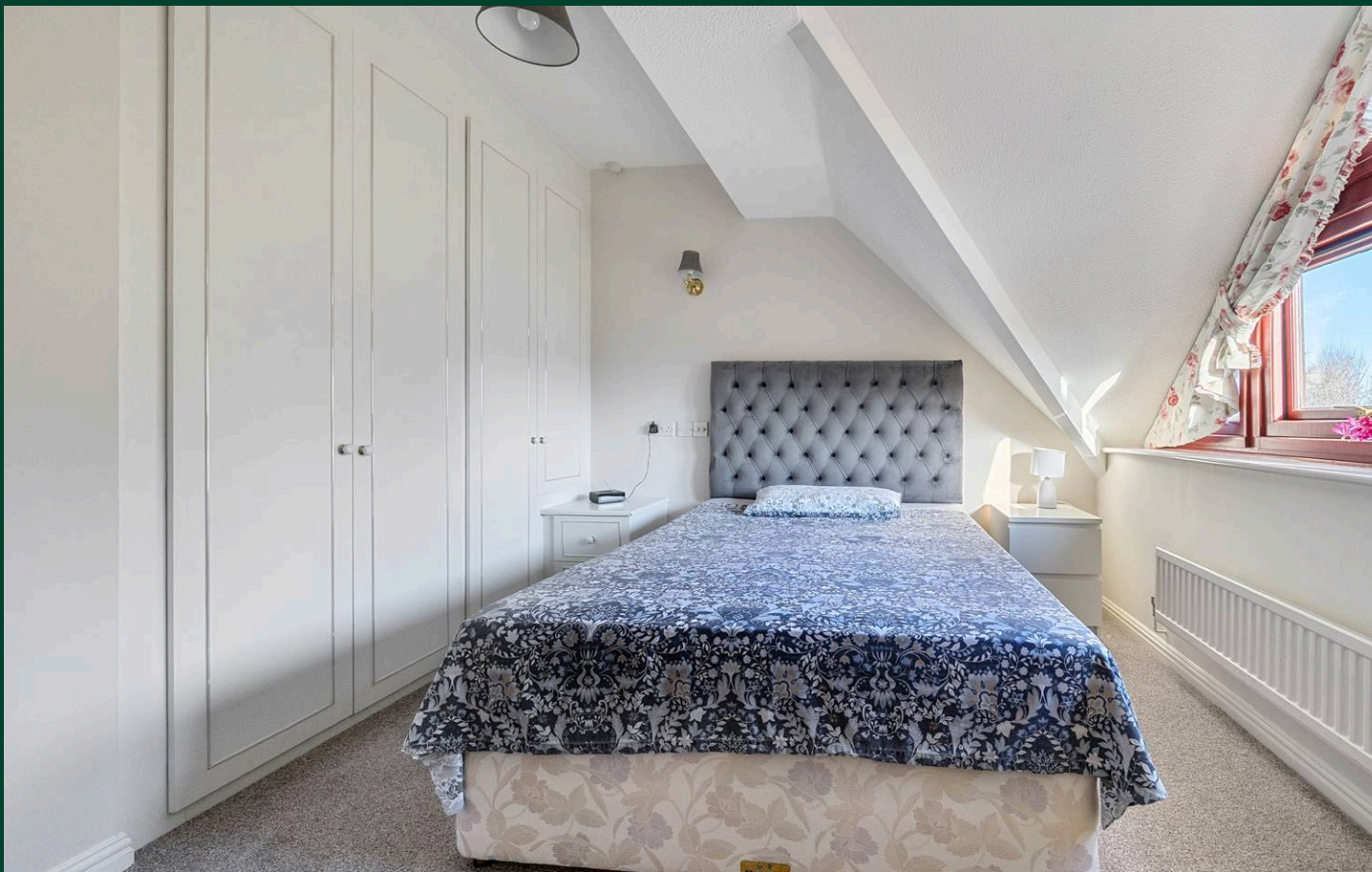




Palace Gate, Odiham

McCarthy
Holden

Guide Price £125,000



Palace Gate

Odiham

A well presented, for the over 55's, one-bedroom, second floor apartment within close proximity of the desirable Odiham village centre. Offered to the market with no onward chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Close Proximity of Odiham Village Centre
- Living / Dining Room
- Kitchen
- Shower Room
- Communal Gardens
- Parking
- No Onward Chain



This well presented, 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. The apartment is offered to the market with no onward chain.

There is a hallway which leads to the light and bright living/dining room with vaulted ceiling. The well-equipped kitchen is fully fitted with integrated units including, fridge/freezer, hob, oven, extractor fan and recently fitted washing machine.

The spacious main bedroom, overlooking the well-maintained communal gardens and historic Deer Park, benefits from ample fitted wardrobes.

There is also a well-proportioned bathroom which has recently been re-furbished with a walk-in shower, w.c. and wash-hand basin.

Palace Gate consists of 43 apartments and bungalows with attractive landscaped gardens to be enjoyed by the residents and communal 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.

Tax band is D and local council is Hart District.

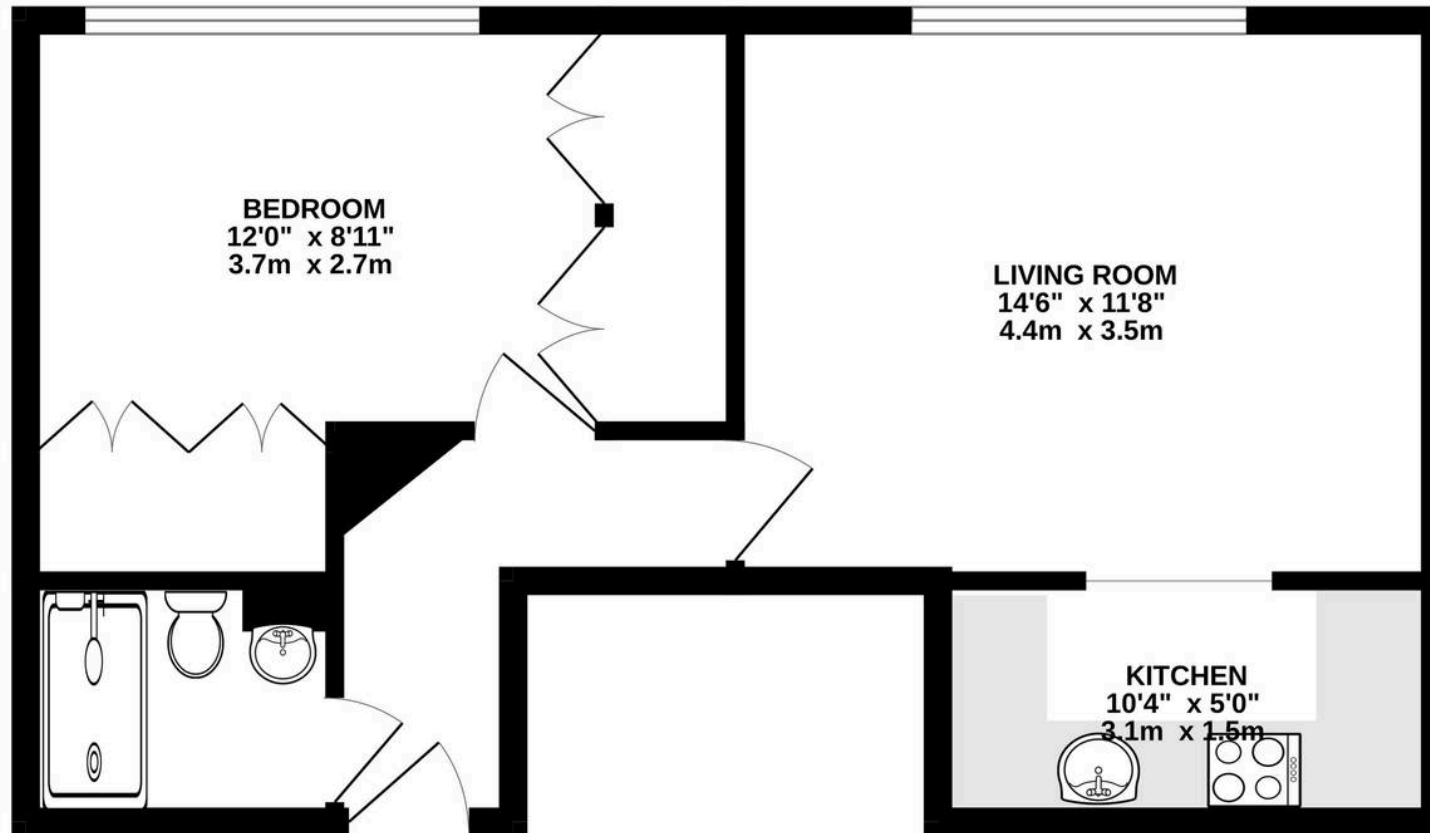
Annual Service Charge - £3,627.36

Lease - 91 years remaining





GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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