



Odiham
Hook

McCarthy
Holden



6 Palace Gate

Odiham, Hook

Modern two bedroom first floor apartment for over 55s with spacious living/dining room, fully fitted kitchen, bedrooms with storage, refurbished bathroom, communal gardens and parking.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Bedroom
- First floor apartment
- Communal Garden
- Close Proximity of Odiham Village Centre
- Over 55's development
- Ample parking
- No onward chain



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Situated within the sought-after Palace Gate Development for the over 55's, this well presented two-bedroom, first floor apartment is within close proximity of the desirable Odiham village centre. Benefits to this property include views over the communal gardens, ample parking, living/dining room and no onward chain.

The front door opens into a generous hallway which offers storage cupboards and access to the accommodation. With new carpets throughout, the light and airy living/dining room has views over the communal gardens and benefits from double doors that open into the kitchen. The kitchen with lino flooring offers a fully fitted range of units comprising cupboards, work surface, inset sink, drainer board, hob, oven/grill, fridge, freezer, dishwasher and washer/dryer.

Both bedrooms are located at the rear of the property with the main bedroom offering airing cupboard space and a fitted wardrobe in both bedrooms. The accommodation is finished with a refitted bathroom which has a fitted shower, WC and basin.

Outside

There are well-maintained communal gardens along with parking for residents and visitors.

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.

Additional Information:

Management charge: £316.11 p.c.m.

Lease: 90 years remaining

EPC: C

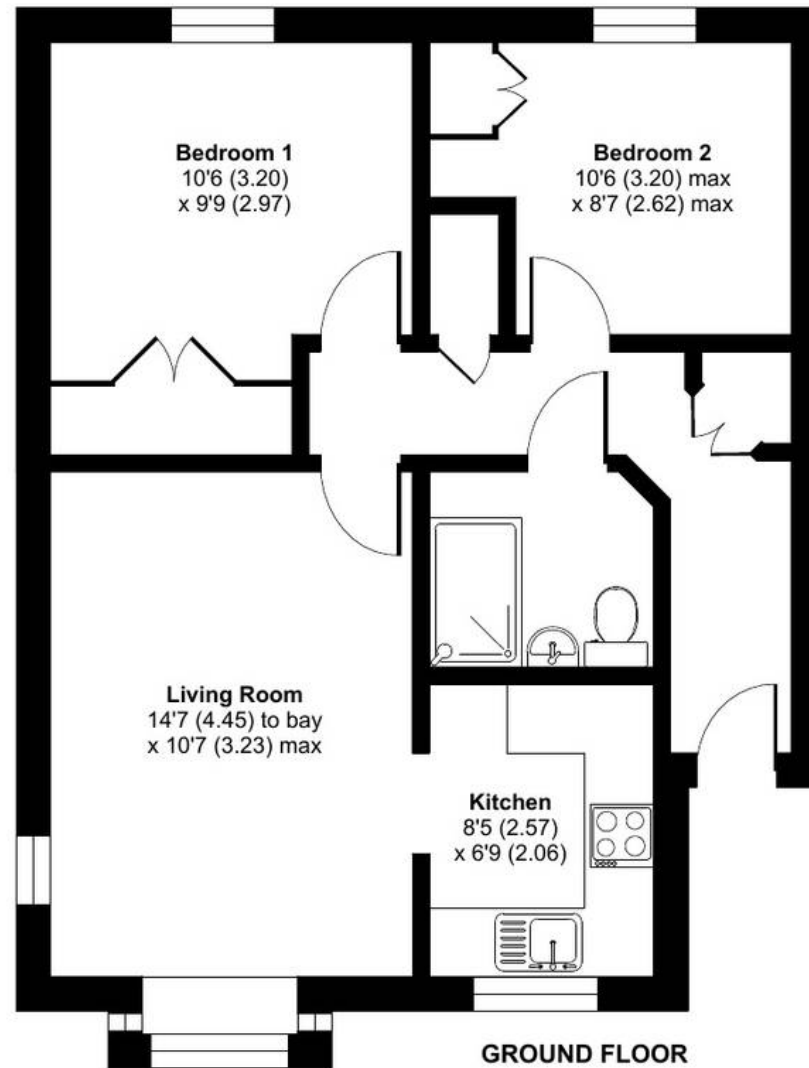
Council tax band : D



Palace Gate, Odiham, Hook, RG29

Approximate Area = 565 sq ft / 52.5 sq m

For identification only - Not to scale





McCarthy Holden Odiham

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