



33 Palace Gate – High Street – Odiham – Hampshire – RG29 1JZ

A two-bedroom first floor apartment in a popular retirement development close to shops



## 33 Palace Gate

Entrance hall • Sitting room • Two Bedrooms •  
Kitchen • Shower room

**£204,500 leasehold**

---

Palace Gate is situated close to shops at the west end of the historic High Street backing onto open fields.

No 33 is an attractive two bedroom first floor apartment overlooking the gardens.

Facilities include a visiting scheme manager, emergency alarm system, lift, door entry system and attractive gardens and grounds.

Gas central heating.

Odiham is a delightful small town with a variety of good local shops, banks, restaurants and public houses. It is well placed for motorway connections and regular mainline services to London (Waterloo)

Today the town possesses one of the most outstanding collections of listed buildings in the county of Hampshire.

125 year lease from 1990 and 55+ age covenant.

*No Ground Rent*

**For viewings please contact the  
Scheme Manager on 01256 703704 or  
Fifty5plus on 01488 668655**



*Sitting Room*



*Kitchen*



*Shower room*

## The Property

No 33 Palace Gate is an attractive two-bedroom first floor apartment in a quiet position overlooking the gardens.

The apartment has approximate room dimensions as follows:

Entrance Hall. Airing cupboard and storage cupboard. Double aspect Sitting Room (16'9" into walk-in bay x 10'7") Kitchen (8'7" x 6'9") Bedroom 1 (10'9" max x 9'11" max including double wardrobe) Bedroom 2 (10'9" max x 8'8" max including single wardrobe x 8'8") Shower room (6'8" x 5'7")

## Directions to Palace Gate

From the M3 at Junction 5 take the A287 south to Odiham and at the roundabout take the third exit (B334) into Hook Road. At the mini roundabout bear left along the B3349 into Dunleys Hill passing Western Lane on your right.

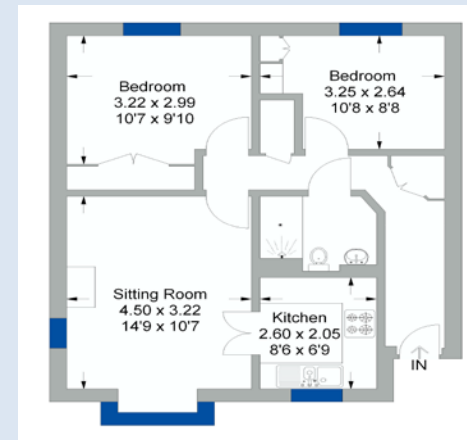
At the roundabout turn left into Odiham High Street passing Church Street on your right. Take the next left into Palace Gate and the second left into the development where you can park in the courtyard to your right.



Bedroom 1



View from bedroom 2



**Approximate gross internals:**

**Total: 54.4 m<sup>2</sup> / 586 ft<sup>2</sup>**

**Energy Performance Rating: 81**

**Condition Code: B**

**Service charge: £2,194.23 p.a.**

**Ground Rent: None**

**Council tax banding: D**

## Palace Gate

---

Palace Gate consists of 43 apartments and bungalows built in two courtyards with landscaped gardens and paved parking courts.

There is a visiting Scheme Manager, 24 hour alarm system, entry phone system and non allocated parking within the development. The properties are designed to be energy efficient with double glazing, insulation and gas warm central heating

### Location

The small Hampshire town of Odiham is the ideal combination of town and country living. It has the character of a traditional village but also just about everything that is good in a small town with one of the most attractive high streets in Hampshire. It is surrounded by open farmland and the beautiful rolling landscape of the Downs.

Within the parish there is the richest collection of ancient buildings in the county, some 250 of which are listed. Elegant Georgian facades now mask a large number of the prosperous merchant houses dating from the 15th century; these line Odiham's wide, gently curving High Street in the heart of the Conservation Area

### Further afield

Odiham is well placed being at the Junction of the B3349 Alton to Reading road and the A287 Farnham to Basingstoke road. It is about two miles from the M3 (Junction 5) and approximately three miles from the mainline stations at Hook and Winchfield (London - Waterloo about 45 minutes).

Farnham is close by, just seven miles away, with Guildford and Winchester easily accessible at 17 and 24 miles.



Grange Management (Southern) Limited,  
6 Godalming Business Centre,  
Woolsack Way, Godalming Surrey GU7 2XW

Telephone: 0845 330 3444  
Email: [info@grangemanagement.com](mailto:info@grangemanagement.com)  
[www.grangemanagement.com](http://www.grangemanagement.com)

We're here to help

**Grange**