



Regent Court, Norn Hill, Basingstoke, RG21 4HP

£195,000 - Leasehold

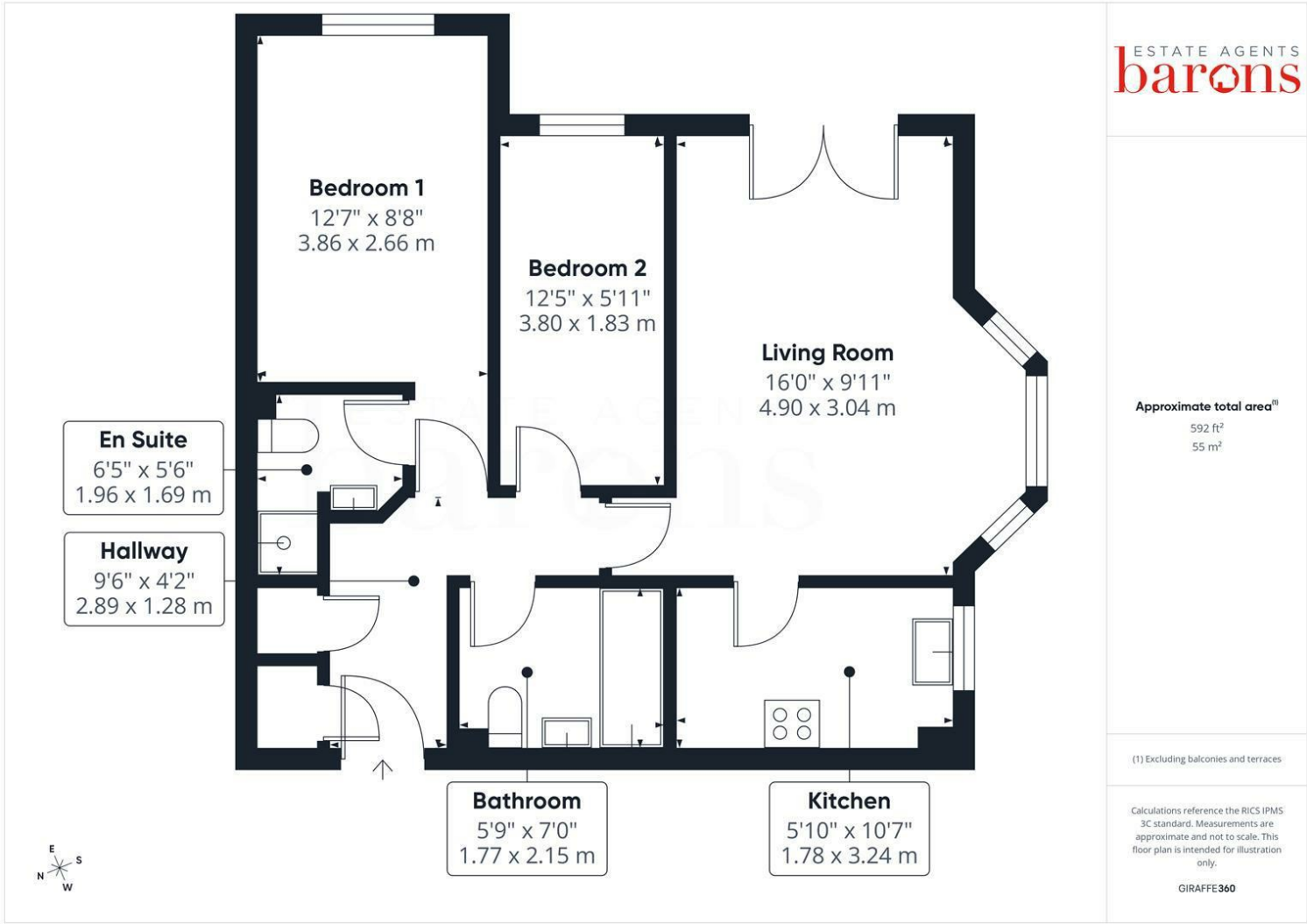
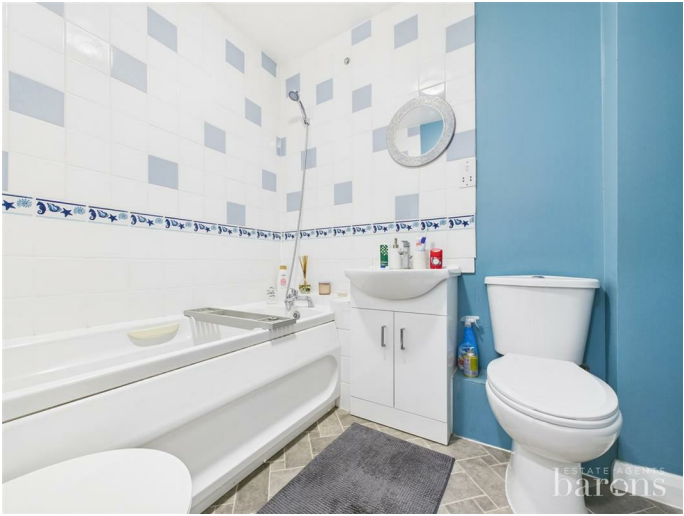




Barons Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this two bedroom, first floor apartment situated within close proximity to Basingstoke town centre. The accommodation comprises of an entrance hallway, ample storage, separate kitchen, spacious lounge/dining room, two double bedrooms, en suite and family bathroom. Additional benefits include; a sought after location, allocated parking, a secure entry system to the block, electric heating and double glazing throughout, . An early viewing is strongly advised by the vendor's sole agent.

## Key Points and Features

- 2 Bedroom Apartment
- Lounge/Dining Room
- Sought After Location
- NO ONWARD CHAIN
- 1st Floor
- Family Bathroom & En Suite
- Communal Garden
- Separate Kitchen
- Allocated Parking Space
- Close to Local Amenities



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

### Location

Regents Court is positioned within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Leasehold  
125 years from 1999  
Ground Rent £274 per annum approx.  
Maintenance £2040 per annum approx.

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

By appointment with Barons Estate Agents.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.