



# Regent Court

Norn Hill Basingstoke Hampshire RG21 4HP

## Description

This ground floor two bedroom apartment is offered for sale with no onward chain. It is situated within a popular development on the northern edge of the town centre and is within walking distance of Festival Place and Basingstoke's mainline railway station (approx. 45 minutes to London Waterloo).

The property has a central hallway that leads through into the twin aspect living/dining room, which has a bay window and French doors leading out to a small garden area.

The kitchen has wall and base mounted cupboards and there is a built-in oven and hob with plumbing for a dishwasher.

The main bedroom has fitted wardrobes and an en-suite shower room. The second bedroom has free standing wardrobes which can be left if required.

In the hallway there are two cupboards one which is used as a utility area with plumbing for a washing machine on top of a dryer, the other is an airing cupboard.

Externally, the property has one allocated parking space.



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## Accommodation

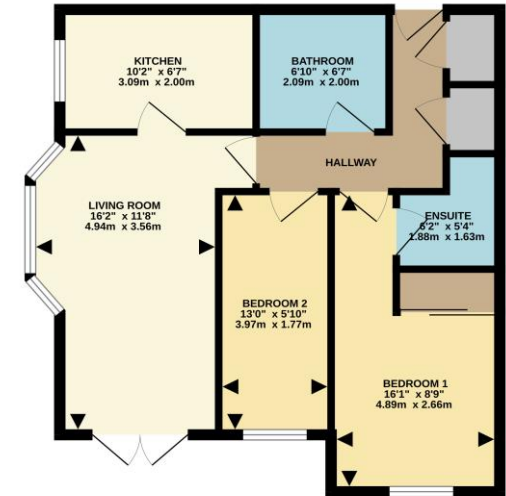
Entrance hall  
Living/dining room  
Kitchen  
Two bedrooms  
En-suite shower room  
Family bathroom  
One allocated parking space  
No onward chain

Leasehold – 125 years from 1<sup>st</sup> Jan 1999  
The ground rent is £275 p.a. and the  
service charge is £1629.16 from  
December 2023 – December 2024

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

EPC Graph to be added

GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.5 sq.m.) approx.  
What every effort has been made to ensure the accuracy of the foregoing measurements and details, which should be double checked by the prospective purchaser before any offer, contract or sale agreement. The plan is for information purposes only and should be used as such by the prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or condition can be given.  
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## Basingstoke Office

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