



# Regent Court

Norn Hill Basingstoke RG21 4HP

## Description

This is a second floor two-bedroom apartment available with no ONWARD CHAIN and just a short walk to Basingstoke mainline train station and Festival Place shopping centre.

From the main apartment door you enter the hallway where all rooms lead off from. The living area is twin aspect with window and French doors offering natural light.

The kitchen has new modern doors and black handles with white freestanding appliances which may stay depending on the level of offer and a window overlooking the communal areas to the rear of the property.

The main bedroom has built in wardrobes and ensuite shower. The second bedroom is located at the back with access to the main bathroom with a jack n jill style door.

The bathroom is a white suite with a vanity cupboard under the sink.

Externally there is one allocated parking space and visitors bay within the development.



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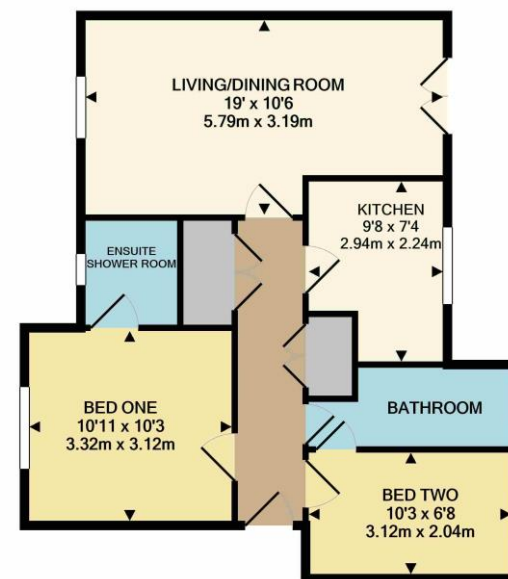
## Accommodation

- Entrance Hall
- Bedroom One
- Ensuite Shower room
- Bedroom Two
- Bathroom
- Kitchen
- Living/ Dining Room

Lease details: Start 1<sup>st</sup> January 1999  
ends on 31<sup>st</sup> December 2023  
Service charge £1750.05 (block) + £512.75 (estate) = £2,262.08. Ground rent £274 yearly

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Basingstoke Office

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