



£ 210000

2 Bed Flat, Regent Court, Norn Hill, Basingstoke

Barons Estate Agents are pleased to offer this very well presented ground floor apartment. There is a security entry phone to a communal entrance. The apartment's accommodation comprises of entrance hall, master bedroom with en-suite shower, bedroom 2 has access to the main bathroom, bathroom, kitchen and lounge/dining room. Outside there are communal grounds and allocated parking. Viewing is strongly recommended.

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 £137 per 6 months

Maintenance £1630 p/a approx.

Council Tax

Band C

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

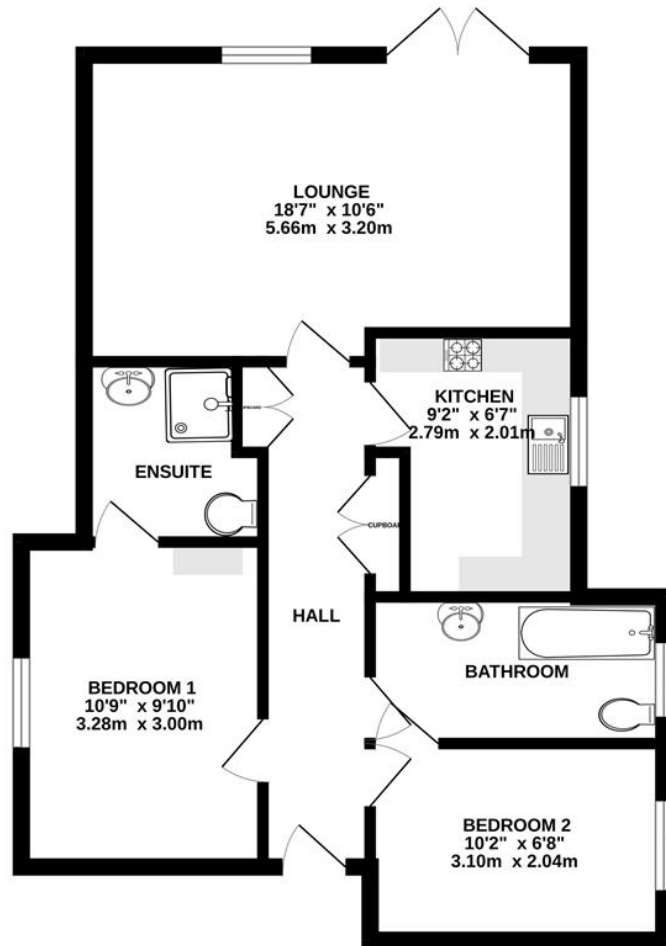
buyer or seller uses the services of that company.

▀ KEY POINTS & FEATURES

- ▀ Entrance Hall
- ▀ Bedroom 2
- ▀ Electric Heating
- ▀ Master Bedroom
- ▀ Bathroom
- ▀ Communal Garden
- ▀ En-Suite Shower
- ▀ Kitchen
- ▀ Allocated Parking



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

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