



**£ 165000**

**1 Bed Apartment, Regent Court, Norn Hill, Basingstoke**

Barons Estate Agents are delighted to present this one bedroom, ground floor apartment situated within close proximity to Basingstoke town centre. The property has been lovingly cared for, and is presented to the market in excellent decorative order with recently refurbished bathroom. The internal accommodation comprises of an entrance hallway, ample storage, a double bedroom with built in wardrobes, an ensuite, kitchen and spacious lounge/dining room which offers direct access to the communal gardens. Additional benefits include heating, double glazing throughout, allocated parking, a secure entry system to the block and NO ONWARD CHAIN. An early viewing is strongly advised by the vendor's sole agent.

## 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 £1972 per 6 months approx

Barons are aware of a 'Section 20' notice served by First Port, causing a recent increase in the maintenance charge.

## Council Tax

Band B

## 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

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- 🏠 Ground Floor Apartment
- 🏠 Kitchen
- 🏠 Allocated Parking
- 🏠 One Bedroom
- 🏠 Spacious Lounge/Dining Room
- 🏠 Heating & Double Glazing
- 🏠 Ensuite Shower Room
- 🏠 Direct Access To The Communal Gardens
- 🏠 NO ONWARD CHAIN



**Kitchen**  
5'11" x 9'3"  
1.82 x 2.83 m

**Hallway**  
10'10" x 2'11"  
3.32 x 0.91 m

**Lounge/Dining Room**  
16'1" x 9'6"  
4.91 x 2.91 m

**Bedroom**  
14'7" x 8'8"  
4.45 x 2.66 m

**Ensuite**  
6'7" x 5'7"  
2.02 x 1.71 m

**Approximate total area<sup>(1)</sup>**  
428.21 ft<sup>2</sup>  
39.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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