



£ 195000

2 Bed Apartment, Norn Hill, Basingstoke

Barons Estate Agents are delighted to present to the market this two bedroom, second floor apartment situated within close proximity to Basingstoke town centre. The accommodation comprises of an entrance hallway, ample storage, kitchen, spacious lounge/dining room, two double bedrooms, en suite and family bathroom. Additional benefits include; a sought after location, electric heating, double glazing throughout, allocated parking, a secure entry system to the block. 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:

99 Years remaining on the lease

Ground Rent: £250 PA

Service Charge: £1700 AP

Council Tax

Band B

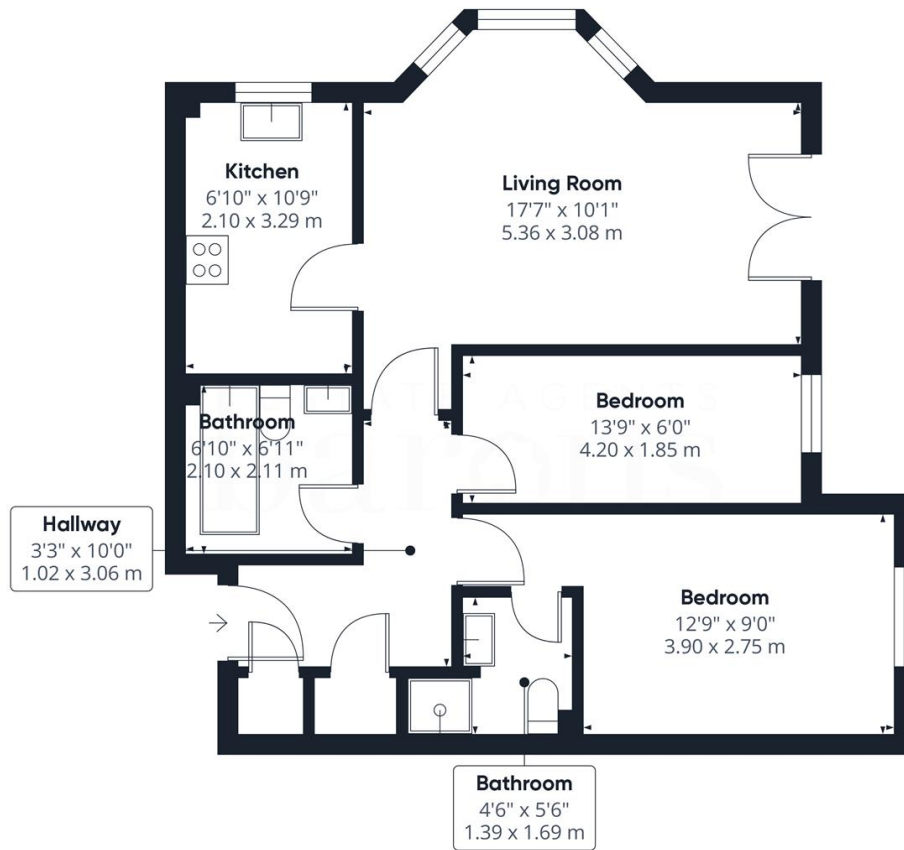
Extra Services

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

- | | | |
|-------------------------|------------------------------|----------------------------|
| 🏠 2 Bedroom Apartment | 🏠 2nd Floor | 🏠 Separate Kitchen |
| 🏠 Lounge/Dining Room | 🏠 Family Bathroom & En Suite | 🏠 Allocated Parking Space |
| 🏠 Sought After Location | 🏠 Communal Garden | 🏠 Close to Local Amenities |





Approximate total area⁽¹⁾
651.76 ft²
60.55 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	