



# Regent Court

Norn Hill Basingstoke Hampshire RG21 4HP

## Description

This first 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 French doors to a Juliet balcony.

The kitchen has natural wood finish cupboards and there is a built-in oven and hob with plumbing for both a dishwasher and washing machine.

The main bedroom has fitted wardrobes and an en-suite shower room. The second bedroom has a door into the family bathroom so this could also be used as an en-suite.

Externally, the property has one allocated parking space.

A personal interest is declared in that the vendor is related to a staff member of Winkworth.



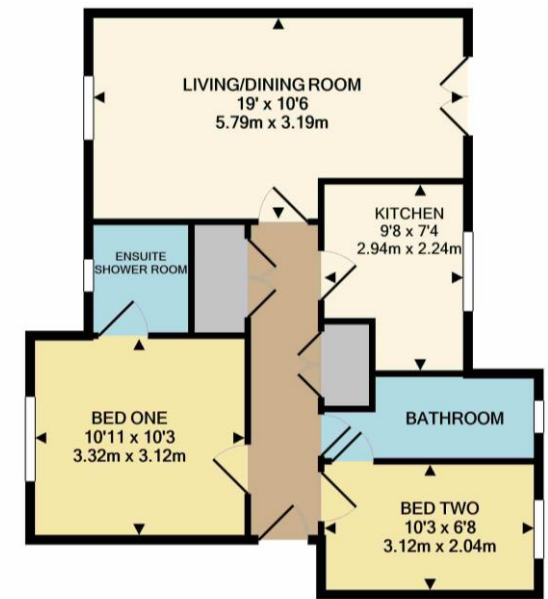
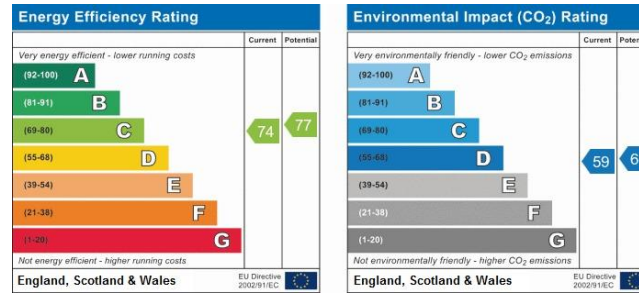
**Winkworth**

## 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 £1640 for the current year as provided by the owner.

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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

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



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