



# Regent Court

Norn Hill Basingstoke RG21 4HP

## Description

Front apartment door leads into the hallway where all rooms can be found. The living area is twin aspect with window and french doors offering natural light.

The kitchen has all white goods which will remain in the apartment and a window overlooking the communal gardens to the rear of the property.

The main bedroom has built in wardrobes and ensuite shower. The second bedroom is located at the back overlooking communal gardens.

The apartment is available part furnished.

The apartment is available part furnished and there is one allocated parking space with additional visitors spaces on a first come first serve basis.



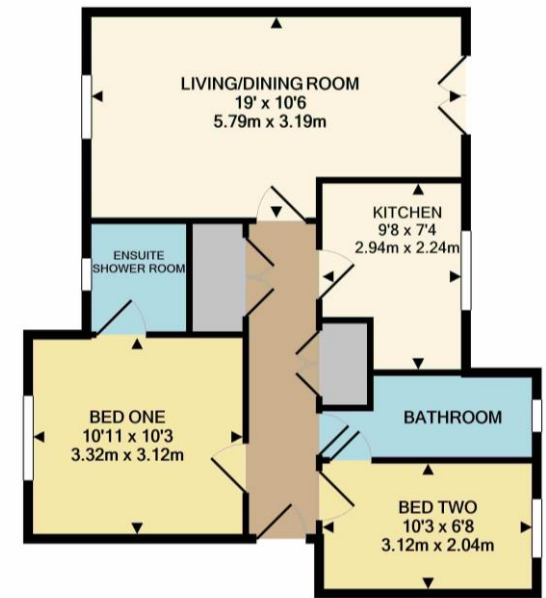
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## Accommodation

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

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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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# Winkworth

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