



Regent Court, Norn Hill, Basingstoke

Guide price £155,000

**BELVOIR!**



### **PROPERTY:**

A one bedroomed apartment on the second floor of this purpose built block of apartments and situated close close to Basing View Business Park and within easy walking distance of the rail and coach stations, Festival Place and The Malls.

On entry to the property, you proceed into a hallway which leads to a generous sized lounge, separate kitchen with fitted appliances, a spacious double bedroom with fitted wardrobe, bathroom and storage in the hallway. The property benefits from having one allocated parking space and plenty of visitor parking.

### **LOCATION:**

The property is situated to the North of Basingstoke town centre in Norn Hill, just a short walk to the railway station. Access is almost immediately available to the Festival Place shopping centre and other major central facilities and amenities. There are also excellent transport links via the A339, A340 and M3 junction 7. There is also a regular bus service into Festival Place Shopping Centre, where you will find a main line railway station which offers a fast train service to London-Waterloo taking approximately 45 minutes.

**TENURE:** Leasehold

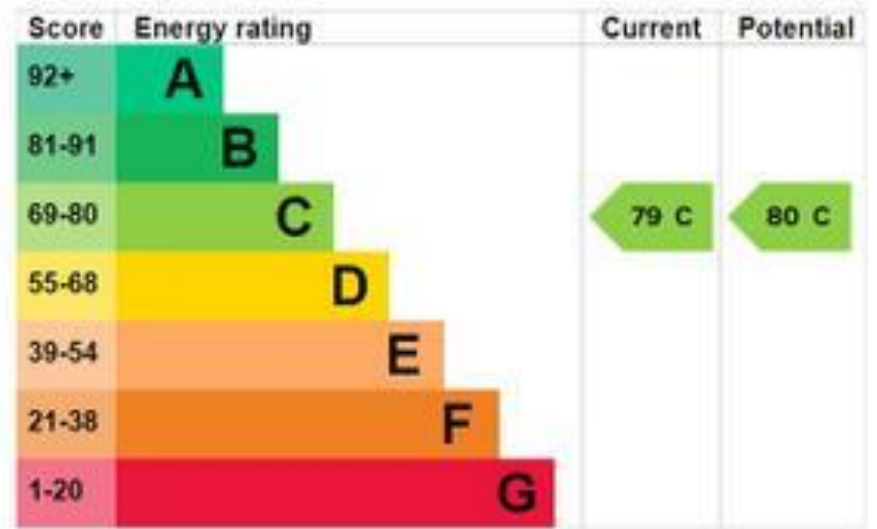
**LEASE:** 101 years remaining (EXPIRY 1ST JANUARY 2124)

**GROUND RENT:** £202 per annum

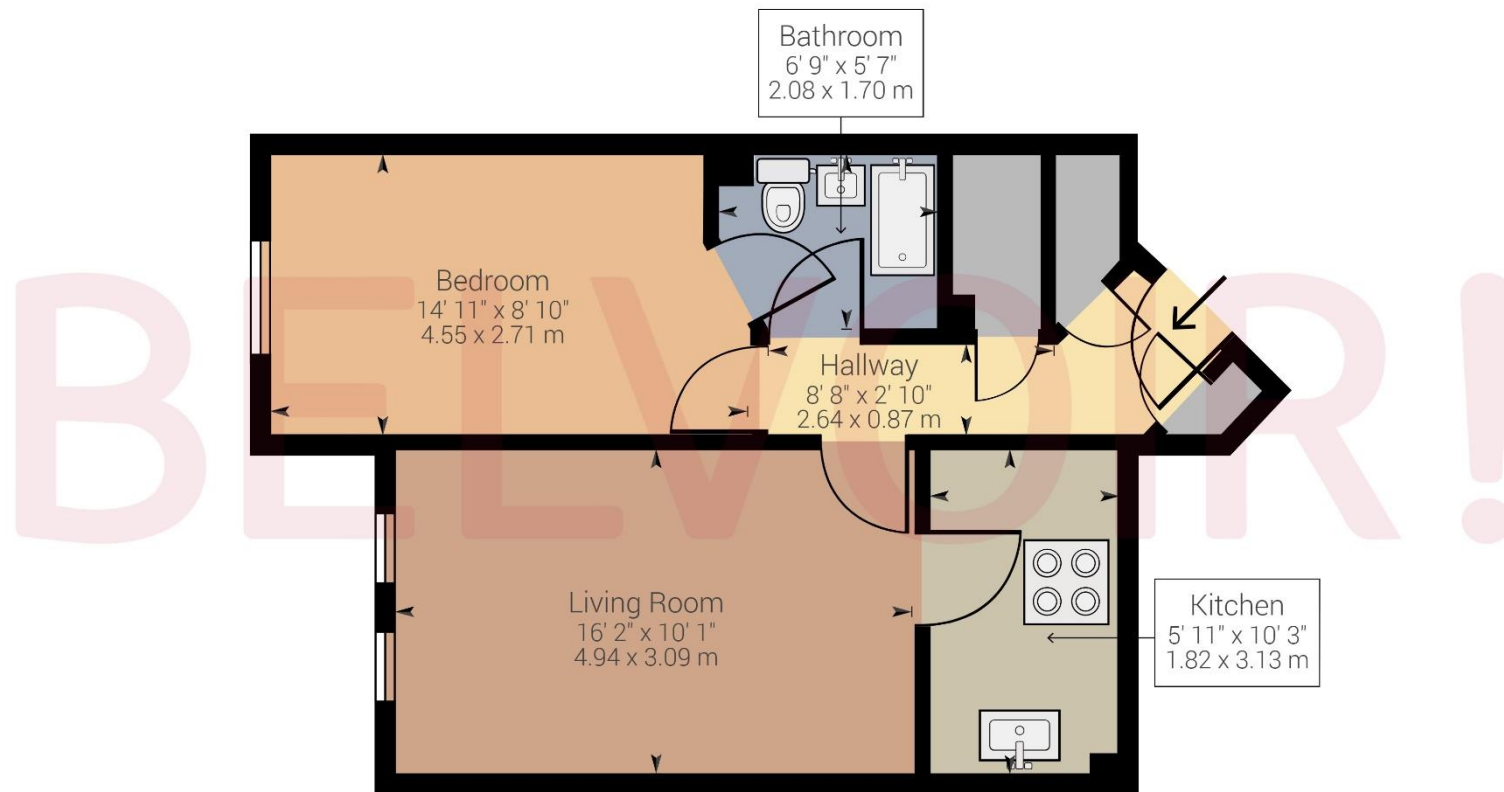
**SERVICE CHARGE:** Approximately £1242 per annum

**LOCAL AUTHORITY:** Basingstoke and Deane Borough Council

**COUNCIL TAX:** Band B



The graph shows this property's current and potential energy rating.



Approximate net internal area: 474.7 ft<sup>2</sup> / 44.1 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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