



Regent Court, Norn Hill, Basingstoke, RG21 4HP
Guide Price £200,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented second floor apartment located a short distance from the main line railway and Basingstoke town centre. Set amongst mature and well tended grounds, the accommodation includes a refitted kitchen, 19' lounge/dining room with Juliet balcony, master bedroom with en-suite bathroom, further bedroom with Jack and Jill bathroom. There is an allocated parking space and further visitors parking.

COMMUNAL ENTRANCE HALL:

Intercom entry system, stairs to second floor.

ENTRANCE HALL:

Two storage cupboards, double airing cupboard, wall mounted storage heater.

LOUNGE/DINING ROOM:

19' x 10'1" min (5.79m x 3.07m min)

Double glazed French doors with Juliet balcony, storage heater and electric panel heater.

REFITTED KITCHEN:

15'8" min x 6'2" (4.78m min x 1.88m)

Double glazed window, range of eye and base level units, square edged work surfaces, inset sink fitted oven and hob with extractor over, plumbing for washing machine, appliance space, wall mounted electric heater.

MASTER BEDROOM:

12'10" x min x 9'10" (3.91m x min x 3.00m)

Double glazed window, wall mounted electric heater, t.v aerial point, door to -

EN-SUITE BATHROOM:

7'5" x 5'6" (2.26m x 1.68m)

Corner whirlpool bath with shower over and shower screen, low level w.c., wash hand basin with cupboards below, tiled surrounds, wall mounted heater, extractor fan.

BEDROOM TWO:

10'10" x 10' (3.30m x 3.05m)

Double glazed window, wall mounted electric heater, door to -

JACK & JILL BATHROOM:

6'9" x 6'3" (2.06m x 1.91m)

Panel enclosed bath with mixer tap and shower attachment, wash hand basin with cupboards below, low level w.c., wall mounted electric heater, extractor fan, doors to entrance hall and bedroom 2.

OUTSIDE:

Allocated parking space plus further visitors bays.

LEASE DETAILS:

We have been advised there are approximately 98 years remaining on the lease. Ground rent - £274.00 per annum - next review 01/01/2041. Service charge for 2024/2025 is £6000 per annum due to roof works - please see agents note.

Prospective purchasers should clarify these details with their solicitor.

AGENTS NOTE:

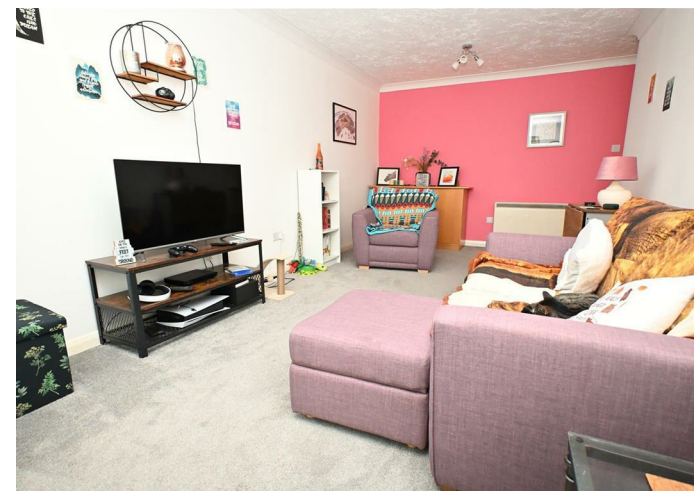
We have been advised the current service charge is inflated as work is required to the roof. The vendor will pay the remaining additional amount to cover these works. The vendors advises the service charge will then revert back to £2000-£3000 per annum.

MONEY LAUNDERING REGULATIONS:

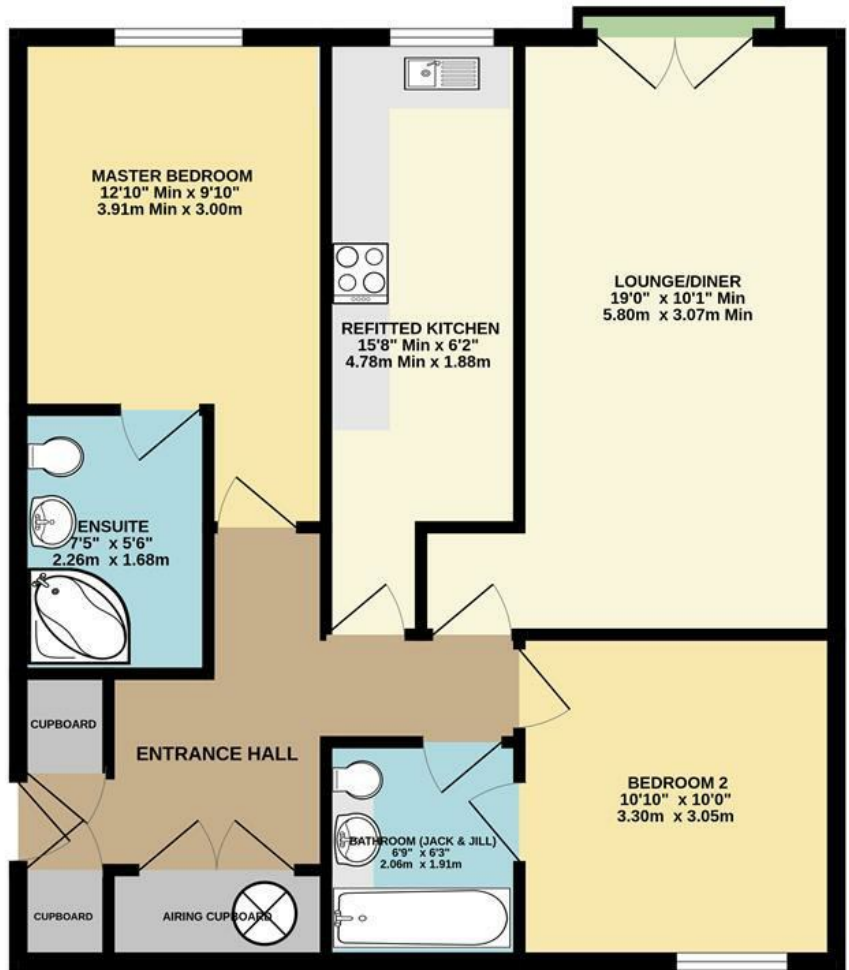
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers 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.



SECOND FLOOR



2 BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and omission or mis-statement. This plan is for illustrative purposes only and is not to be used for any other purpose. The services, systems and appliances shown are to their operability or efficiency can be made with Metroplex ©2025.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
44-54	E
35-43	F
21-34	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100	A
81-91	B
69-80	C
55-68	D
44-54	E
35-43	F
21-34	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

