



Regent Court Norn Hill Basingstoke RG21 4HP

for sale
£190,000



Property Description

Situated on the second floor of a well-maintained development, this spacious two-bedroom flat is presented with no onward chain, ideal for buyers seeking a swift and uncomplicated move. The property has a bright lounge-dining area, offering a relaxing retreat and direct access to a charming Juliet balcony—perfect for enjoying fresh air and natural light. The contemporary fitted kitchen provides ample storage and workspace, catering to all culinary needs.

Both bedrooms are well-proportioned, with the master bedroom boasting a private ensuite. The additional Jack and Jill-style bathroom ensures a practical and versatile layout, ideal for guests or family living. The property is in fair condition, providing an excellent opportunity for personalisation and modernisation to suit individual tastes.

Residents benefit from allocated parking, giving peace of mind for those who require secure, off-street parking.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

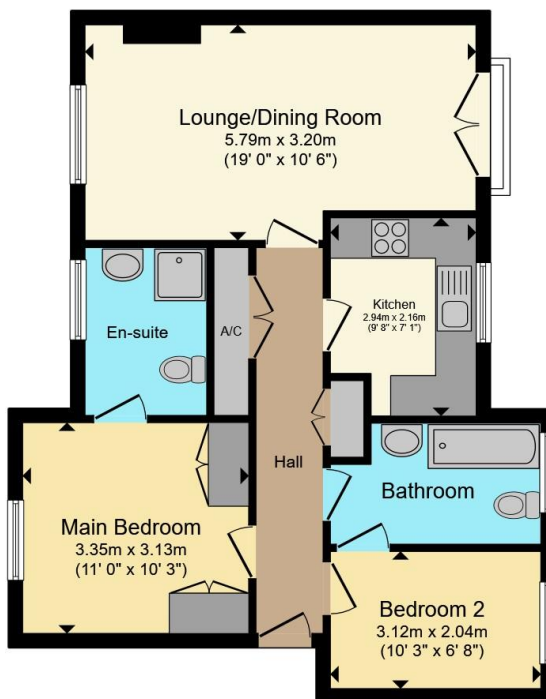


Area

Located just a short walk from the Basingstoke Town Centre, the property benefits from having easy access to travel links with the mainline train station to London Waterloo and the bus station with links across Basingstoke and further, both based in the Town Centre. Also based in the Town Centre is the Festival Place shopping centre along with the Basingstoke Leisure Park just over 2 miles drive from the property, there is plenty of variety for shopping, entertainment, leisure and food and drink.







First Floor

Total floor area 60.7 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: C

Service Charge:
 2262.08

Ground Rent:
 274.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315081

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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