



Regent Court, Norn Hill, Basingstoke, RG21 4HP

£155,000 Auction Guide - Leasehold

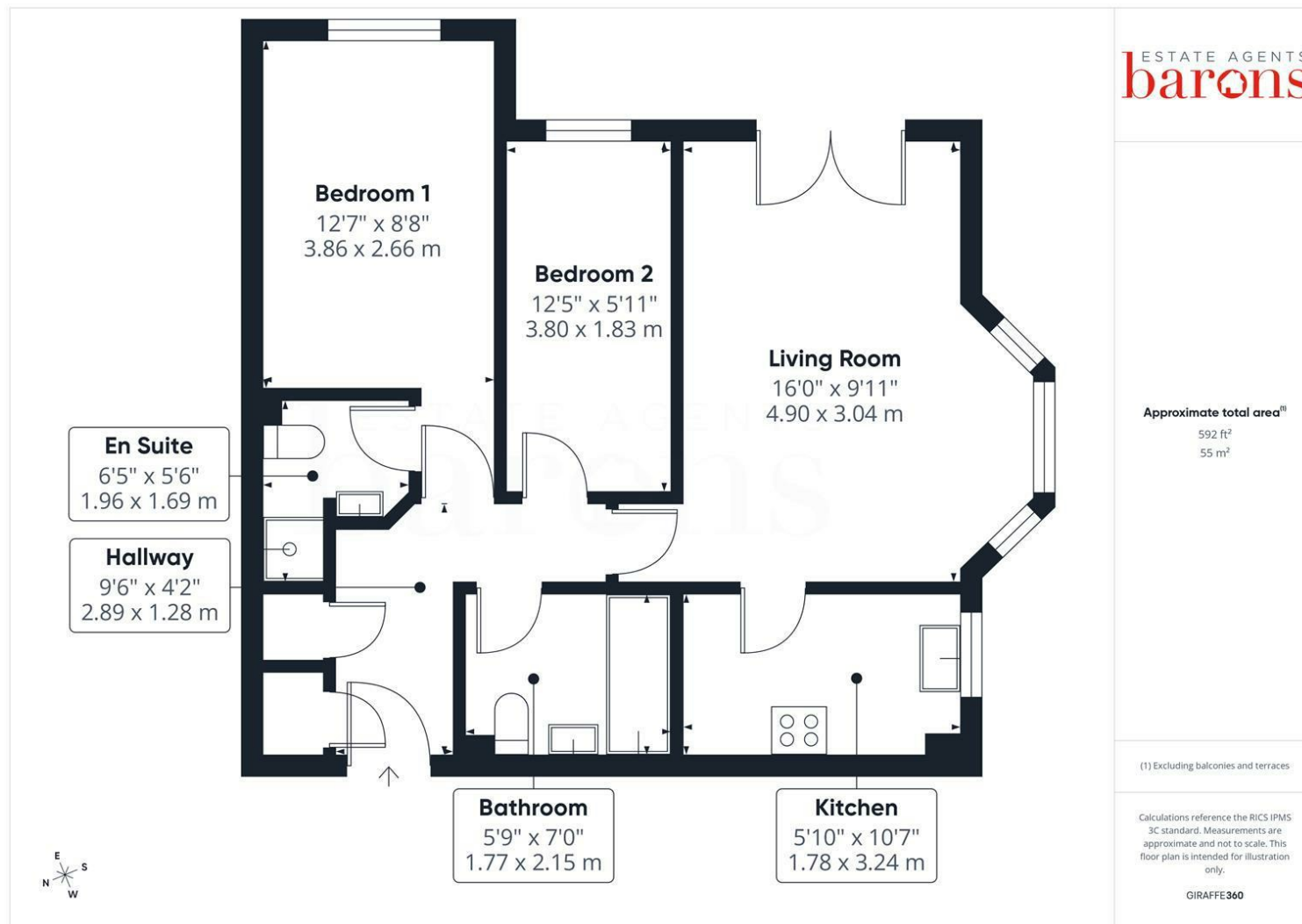
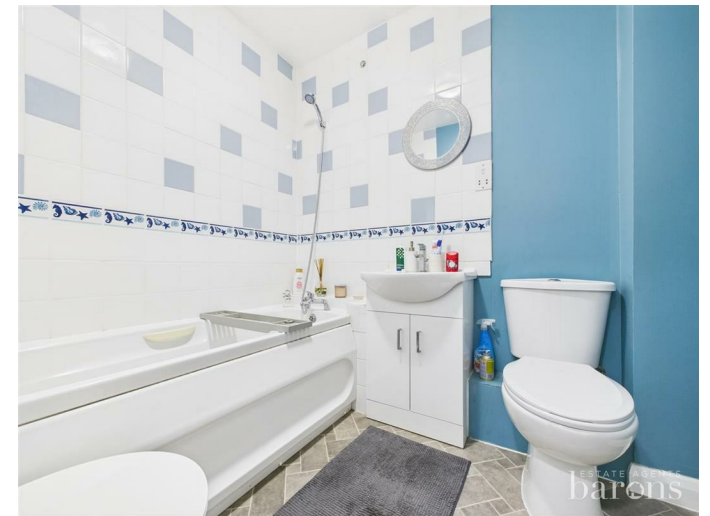


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000.

Barons Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this two bedroom, first floor apartment situated within close proximity to Basingstoke town centre. The accommodation comprises of an entrance hallway, ample storage, separate kitchen, spacious lounge/dining room, two double bedrooms, en suite and family bathroom. Additional benefits include; a sought after location, allocated parking, a secure entry system to the block, electric heating and double glazing throughout. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Key Points and Features

- 2 Bedroom Apartment
- Lounge/Dining Room
- Communal Garden
- NO ONWARD CHAIN
- 1st Floor
- Family Bathroom & En Suite
- Being sold via 'Secure Sale'
- Separate Kitchen
- Allocated Parking Space
- Immediate 'exchange of contracts' available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location
Regents Court is positioned within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

Tenure
Leasehold
125 years from 1999
Ground Rent £274 per annum approx.
Maintenance £2040 per annum approx.

Local Authority
Basingstoke & Deane Borough Council

Council Tax
Band C

Viewing Arrangements
By appointment with Barons Estate Agents.

Extra Services
Barons Estate Agents 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.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer"
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will