



Regent Court, Norn Hill, Basingstoke, RG21 4HP  
Guide Price £175,000

## Regent Court, Norn Hill, Basingstoke, RG21 4HP

NO ONWARD CHAIN - CHEQUERS are pleased to offer this well presented first floor apartment set in a convenient location close to local amenities and the mainline railway station. Viewing is recommended to appreciate all on offer including lounge/dining room, kitchen, master bedroom with en-suite shower room, further bedroom with Jack and Jill bathroom, communal gardens and parking. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Storage cupboard, airing cupboard, laminate flooring, night storage heater.

### LOUNGE/DINING ROOM:

19' x 10'6" (5.79m x 3.20m)

Ornamental fireplace, double glazed French doors with Juliet balcony, wall mounted electric heater.

### KITCHEN:

9'8" x 7'1" max (2.95m x 2.16m max)

Range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, spotlights, tiled flooring, double glazed window.

### MASTER BEDROOM:

11' x 10'3" (3.35m x 3.12m)

Rear aspect, double glazed window, wall mounted electric heater, door to -

### EN-SUITE SHOWER ROOM:

White suite comprising shower cubicle, low level w.c., vanity unit with inset wash hand basin, wall mounted electric heater, extractor fan, double glazed window.

### BEDROOM TWO:

10'3" x 6'8" (3.12m x 2.03m)

Side aspect, double glazed window, wall mounted electric heater, access to -

### JACK & JILL BATHROOM:

Doors to second bedroom and entrance hall, suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low level w.c., wall mounted heater, extractor fan.

### OUTSIDE:

Well maintained communal gardens and allocated parking.

### LEASE DETAILS:

We have been advised there are approximately 99 years remaining on the lease. The ground rent is £274.00 per annum - next review 01/01/2041. The Service charge is currently approximately £1470.00 every 6 Months - reviewed 1st April annually. This is due to planned maintenance being carried out, please refer to agent for details. All Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

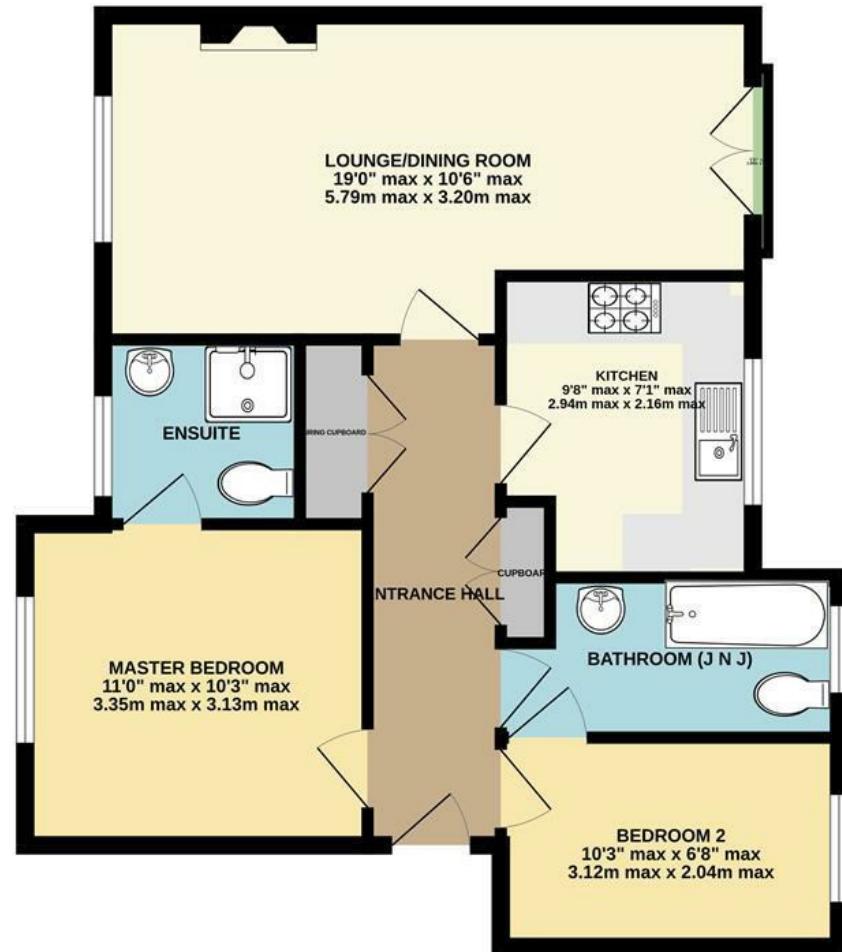
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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 taken for general guidance only. They are used as such and no guarantee is given as to their accuracy. Prospective purchasers are advised to check these measurements to be sure. The services, including the central heating system, have not been tested and no guarantee is given as to their condition.



Energy Efficiency Rating	
Very energy efficient - lower running costs	81
(92 plus) A	83
B	
C	
D	
E	
F	
G	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
B	
C	
D	
E	
F	
G	
EU Directive 2002/91/EC	
England & Wales	



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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if plumbing, gas or electrical installations (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have. **Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if plumbing, gas or electrical installations (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.**

