

TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



**FOR SALE**



**Regent Court, Norn Hill, RG21 4HP**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £165,000**

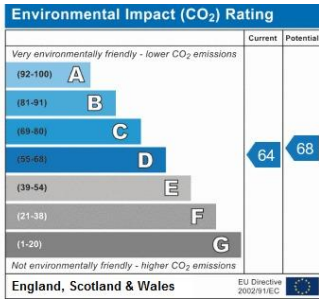
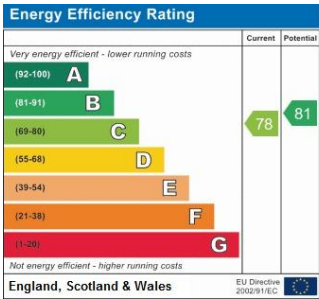






**Regent Court, Norn Hill**  
**Asking Price Of £165,000**

- Double Bedroom
- Large Lounge/Dining Room
- Kitchen with Appliances
- Bathroom
- Allocated Parking
- Communal Gardens
- EPC Rating - C



A spacious, second floor, one bedroom apartment, located only a short distance from Basingstoke town centre and train station. Comprising double bedroom, kitchen with appliances, large lounge/dining room, bathroom, communal gardens and allocated parking. 104 years remaining on the lease.

FRONT DOOR TO With intercom

COMMUNAL HALLWAY Stairs to apartment

HALL Two storage cupboards, airing cupboard, radiator, carpet and loft access.

LOUNGE/DINING ROOM 16' 1" x 10' 0" (4.92m x 3.05m) Rear aspect doors to a Juliette balcony, feature fireplace, carpet, radiator and door to the kitchen.

KITCHEN 10' 0" x 5' 10" (3.05m x 1.78m) A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob with extractor hood over, washing machine, fridge and vinyl floor.

BEDROOM 15' 0" x 8' 10" (4.58m x 2.7m) Rear aspect window, laminate floor, radiator and additional door to the bathroom.



BATHROOM 6' 9" x 5' 6" (2.08m x 1.7m) Bath with shower over, low-level WC, wash hand basin, wall heater and carpet.

OUTSIDE Allocated parking for one car and attractive communal gardens.

LEASE DETAILS 125 Years from 1/1/1999 (so 104 years remaining)  
Ground Rent is £150  
Service Charge for 2019/20 is £1110

