



## 2 bed flat to buy in RG21

Norn Hill, Basingstoke, Hampshire, RG21  
4HP

**£145,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ 2 Bedroom First Floor Apartment
- ✓ Separate Kitchen
- ✓ Lounge/Dining Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Auction 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, . An early viewing is strongly advised by the vendor's sole agent.

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.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 98

Annual Ground Rent Amount: £274.00

Annual Service Charge Amount: £2,040.00

Price: Starting Bid £145,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

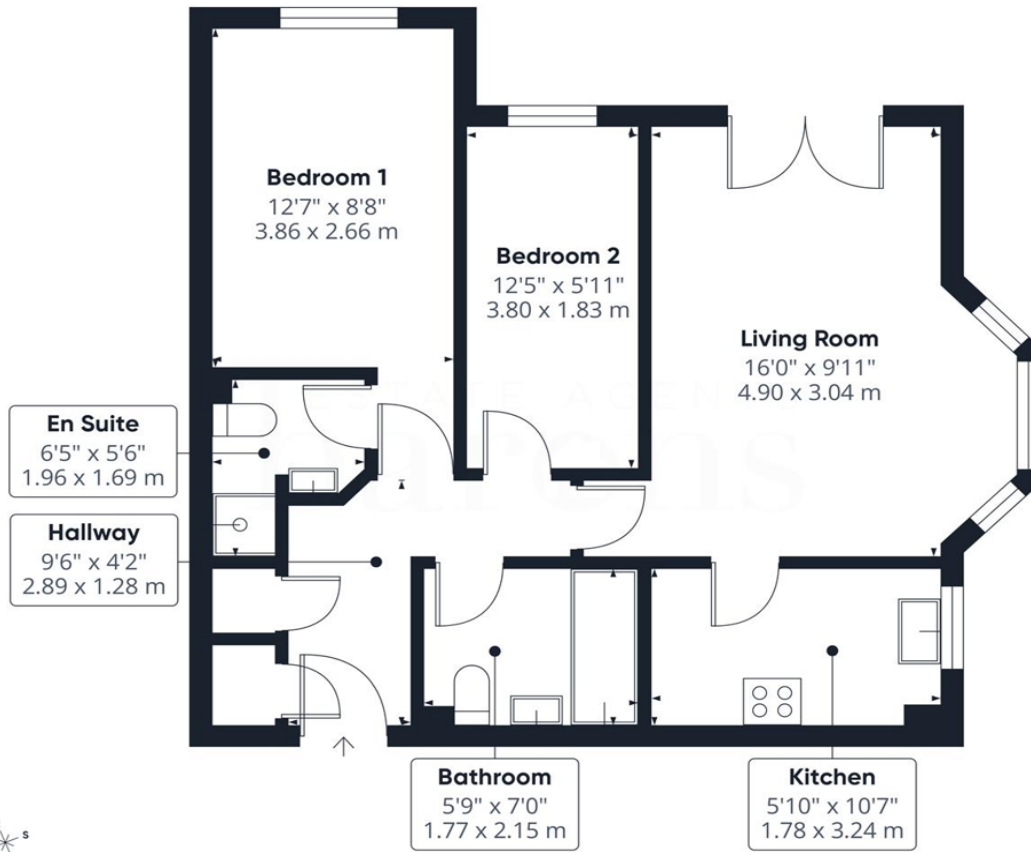
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
592 ft<sup>2</sup>  
55 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Norn Hill, Basingstoke, Hampshire, RG21 4HP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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