



Connells

Gershwin Court
Basingstoke



Property Description

Nestled in the highly sought-after Gershwin Court development in the heart of Brighton Hill, Basingstoke, this delightful two-bedroom retirement flat presents an unmissable opportunity for those seeking a peaceful yet well-connected lifestyle. Offered with the advantage of no onward chain, this property facilitates a smooth and straightforward move.

Designed with comfort and accessibility in mind, the accommodation features a practical stair lift, making the property accessible for all. The residence is bright and airy, creating a welcoming environment ideal for relaxing and entertaining friends. The property also boasts a garage, providing secure off-street parking or valuable additional storage space- an exceptional benefit in this popular area.

Set within mature, well-maintained communal gardens, Gershwin Court offers a tranquil retreat from the hustle and bustle, whilst remaining conveniently close to nearby amenities. Brighton Hill itself is a vibrant neighbourhood with everything at your doorstep, from the Brighton Hill Retail Park with its array of high street shops and supermarkets, to inviting cafes and local staples. Excellent public transport links and easy access to major roadways enable simple journeys into the Basingstoke town centre, where a diverse selection of restaurants, and leisure facilities await.

Combining comfort, convenience, and a superb location, this lovely retirement flat stands as a wonderful place to enjoy your

next chapter.

Lounge

14' 7" x 10' 10" (4.45m x 3.30m)

Double glazed window to rear

Kitchen

8' 10" max x 7' 9" max (2.69m max x 2.36m max)

Double glazed window to rear, space for washing machine, space for fridge-freezer

Bedroom 1

Irregular Shaped Room 13' 1" max x 8' 10" max (3.99m max x 2.69m)

Double glazed window to front, built in wardrobe, double bedroom

Bedroom 2

Irregular Shaped Room 9' 10" max x 7' 3" max (3.00m max x 2.21m)

Double glazed window to front, built in wardrobe

Entrance Hall

Built in storage, stairs up, loft access

Agents Note

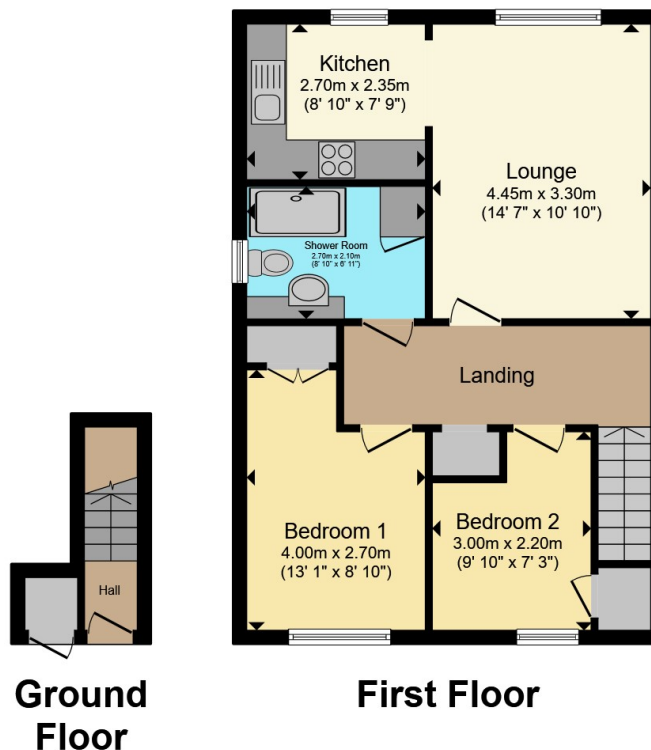
Please note that an Aml fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.









Total floor area 59.0 m² (635 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

Connells

To view this property please contact Connells on

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56 Broadmere Road Beggarwood
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EPC Rating: C

Council Tax
Band: C

Service Charge:
3084.00

Ground Rent:
12.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KSH105859

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Jun 1988. 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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