



**£ 120000**

**2 Bed Retirement Property, Gershwin Court, Basingstoke**

\*\*\* CASH BUYERS ONLY \*\*\*

Barons Estate Agents are delighted to offer this well presented and lovingly maintained over 55`'s independent living 1st floor maisonette situated in the popular Gershwin Court. The accommodation is well proportioned and includes an entrance porch, landing, two bedrooms, a bathroom, living/dining room and kitchen. Externally the development provides well tended communal gardens and ample communal parking. Further benefits include heating and double glazing. Viewings of this property are to be arranged via the vendor`s sole agents.

## Location

The property is situated within half a mile of Brighton Hill centre, which includes Asda supermarket and other shopping facilities. With bus routes, dentists and doctors close by , the apartment is ideally situated for all needs. Travel routes including the M3 motorway, A30 , A303 are all a short drive away, Basingstoke mainline railway station in gives access to London Waterloo station in 45 minutes, and Festival Place shopping centre is within 3 miles.

## Tenure

### Leasehold

63 years remaining.

Ground Rent £12.95 PCM

Service £221.06 PCM

## Council Tax

Tax Band C

## Extra Services

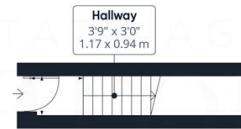
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

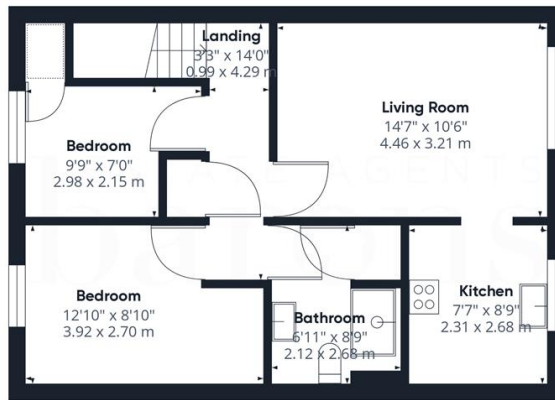
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- 🏠 1st Floor Maisonette
- 🏠 Two Bedrooms
- 🏠 Close to Amenities
- 🏠 Spacious Lounge
- 🏠 Bathroom
- 🏠 Over 55`'s Independent Accommodation
- 🏠 Kitchen
- 🏠 Communal Gardens
- 🏠 No Onward Chain





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
546.09 ft<sup>2</sup>  
50.73 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</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 &amp; Wales</b>	EU Directive 2002/91/EC	