



**£ 120000**

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

Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN this two bedroom, first floor, over 55's apartment situated in Gershwin Court, Brighton Hill. Internally, the property boasts a welcoming entrance hallway, two bedrooms, a refitted shower room, spacious lounge/dining room and a kitchen. Externally, there is ample communal parking and communal gardens. Additional benefits include heating, double glazing throughout, emergency pull cords and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Gershwin Court is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. The mainline railway is within a short drive with direct access to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Tenure

### Leasehold

62 Years Remaining Approx.

Service Charge: £235.35 PCM

Ground Rent: £12.95 PCM

## Council Tax Band

Band C

## Extra Services

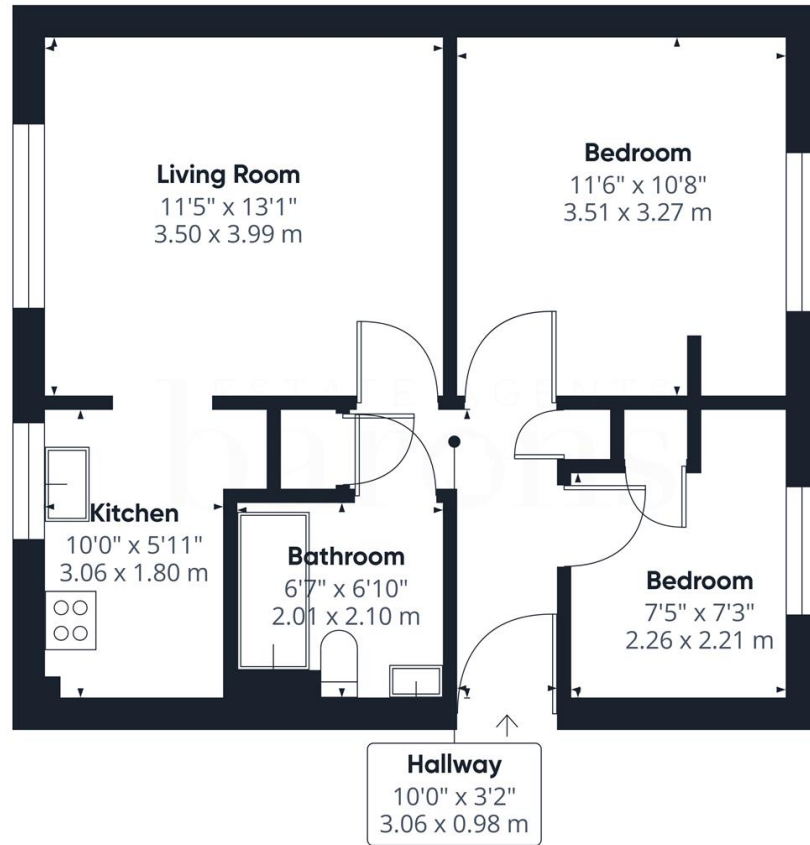
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

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- 🏠 NO ONWARD CHAIN
- 🏠 Two Bedrooms
- 🏠 Bathroom
- 🏠 CASH BUYERS ONLY
- 🏠 Spacious Lounge/Dining Room
- 🏠 Communal Gardens
- 🏠 Over 55's Apartment
- 🏠 Kitchen
- 🏠 Sought After Location





Approximate total area<sup>®</sup>  
505.81 ft<sup>2</sup>  
46.99 m<sup>2</sup>

(1) 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. Calculations are based on RICS IPMS 3C standard.

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