



Gershwin Court, Basingstoke, RG22 4NN

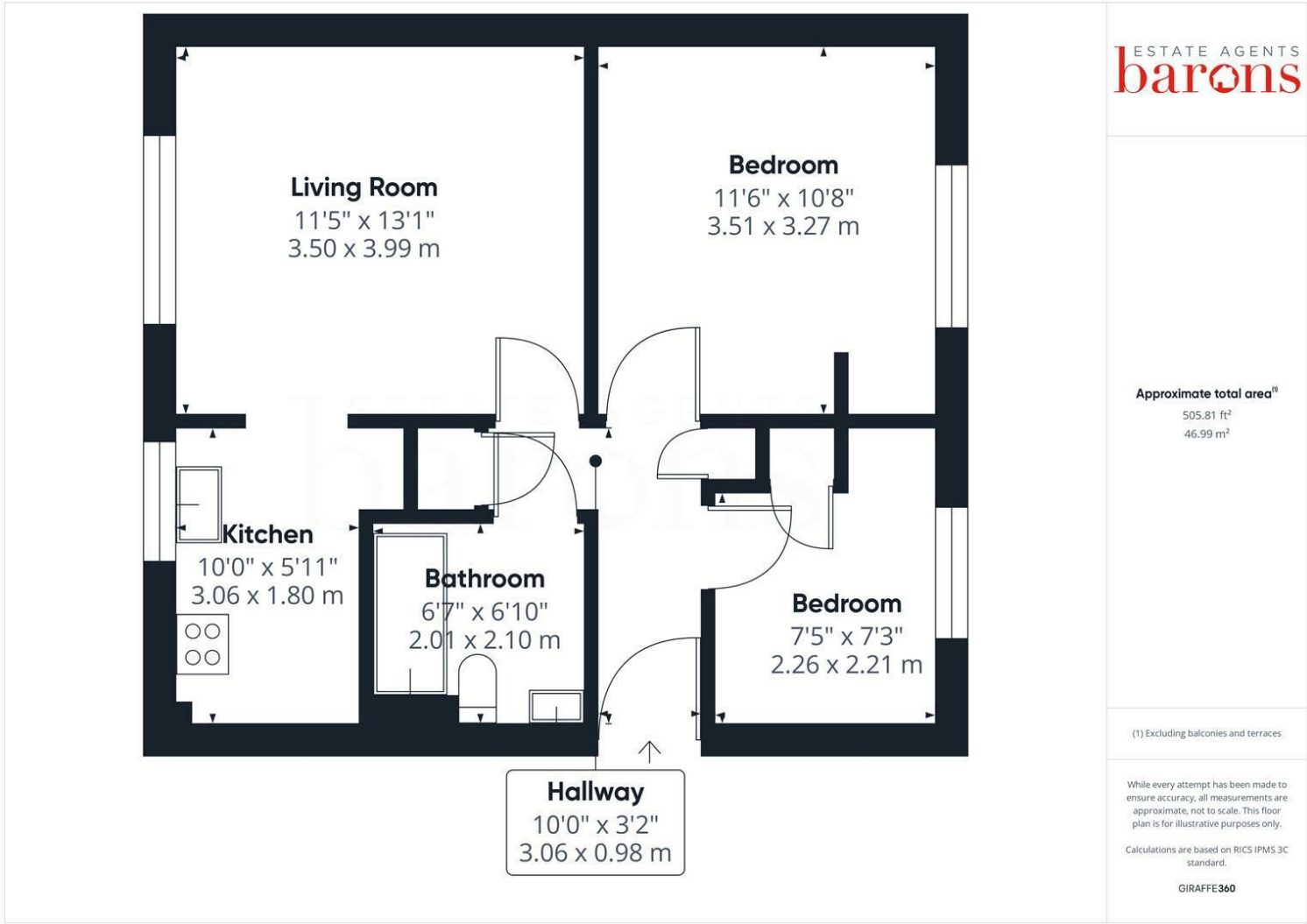
£110,000 - Leasehold



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 bathroom, 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.

### Key Points and Features

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 74        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### 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

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band C

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.