



**Connells**

**Gershwin Court**  
**Basingstoke**



### Property Description

This well-presented two bedroom retirement flat available to residents aged 55 and over, is offered to the market in excellent condition and with the added benefit of no onwards chain. The accommodation is thoughtfully laid out, comprising a bright and spacious lounge/diner, a separate fitted kitchen and two comfortable bedrooms. The property is maintained to a high standard throughout and recently refurbished, providing practical and low-maintenance living. Externally, residents can enjoy the well-kept communal gardens, while further benefits include one parking space. Conveniently located close to local shops and bus stops, the flat is ideally positioned for easy access to everyday amenities and transport links, making it an excellent choice for independent retirement living



## **Kitchen**

9' 10" x 7' 10" ( 3.00m x 2.39m )

Double glazed window to front, integrated oven, electric hob with extractor fan, washing machine, one and a half sink with mixer tap, integrated microwave, integrated fridge freezer.



## **Lounge**

13' 9" x 10' 8" ( 4.19m x 3.25m )

Double glazed window to front

## **Bedroom 1**

10' 8" x 10' 4" ( 3.25m x 3.15m )

Double glazed window to rear

## **Bedroom 2**

9' 10" max x 6' 9" max ( 3.00m max x 2.06m max )

Double glazed double aspect window to rear and side, built in wardrobe

## **Bathroom**

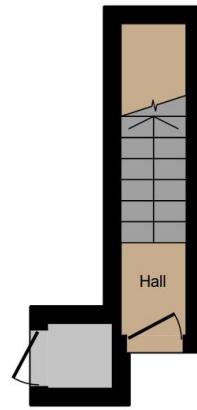
6' 9" x 6' 7" ( 2.06m x 2.01m )

Vanity hand wash basin, low level wc, enclosed panelled bathtub with electric overhead shower

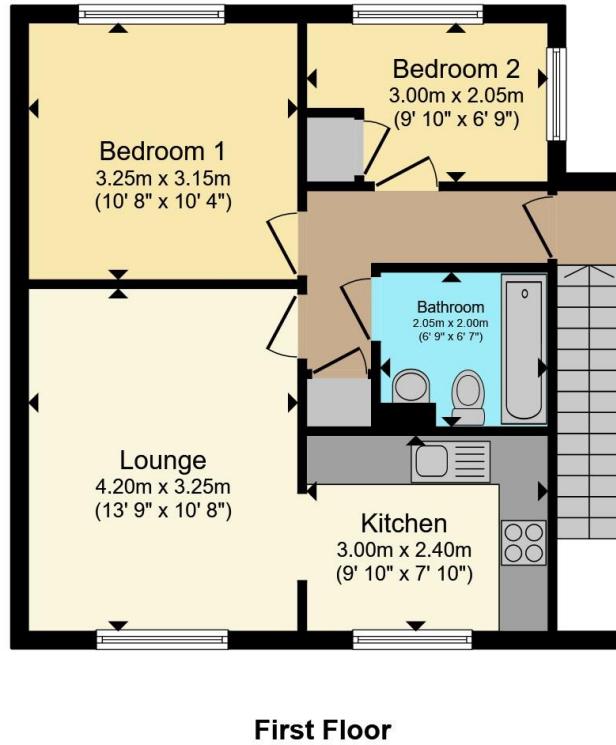








**Ground Floor**



**First Floor**

Total floor area 55.9 m<sup>2</sup> (602 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](http://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:  
3052.04

Ground Rent:  
12.95

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/KSH105749) [connells.co.uk/Property/KSH105749](http://www.connells.co.uk/Property/KSH105749)**

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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