



**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.

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

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.

## 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

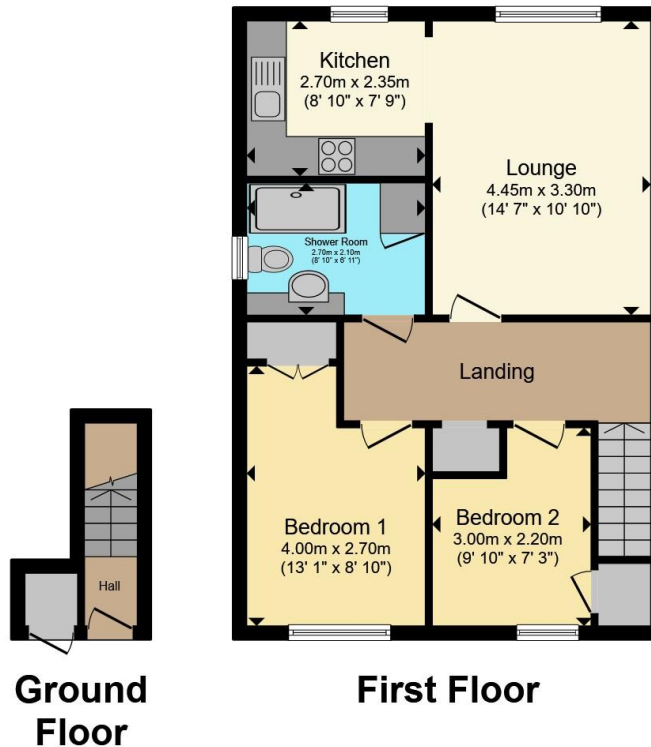
## Entrance Hall

Built in storage, stairs up, loft access









Total floor area 59.0 m<sup>2</sup> (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



To view this property please contact Connells on

**T 01256 398237**  
**E basingstokesouth@connells.co.uk**

56 Broadmere Road Beggarwood  
BASINGSTOKE RG22 4AQ

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](https://www.connells.co.uk/Property/KSH105859)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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