



OVER 55's ONLY Right Choice Estate Agents are delighted to offer to the market this unique opportunity to purchase this two bedroom ground floor retirement apartment in the popular area of Brighton Hill. Benefiting from an entrance hallway, living/dining room, fitted kitchen, re fitted shower room and two bedrooms. Additional features include communal parking and a communal garden.

Location: Brighton Hill offers a range of local shops and amenities nearby, along with good transport links into Basingstoke town centre. Brighton Hill is also well placed for access to healthcare facilities, green spaces and local bus routes, making it a practical and well-connected location for those looking to enjoy a comfortable retirement.

Tenure: Leasehold

Ground rent - £20 per annum

Service and maintenance charge - £257 pcm

Local Authority: Basingstoke & Deane Borough Council - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

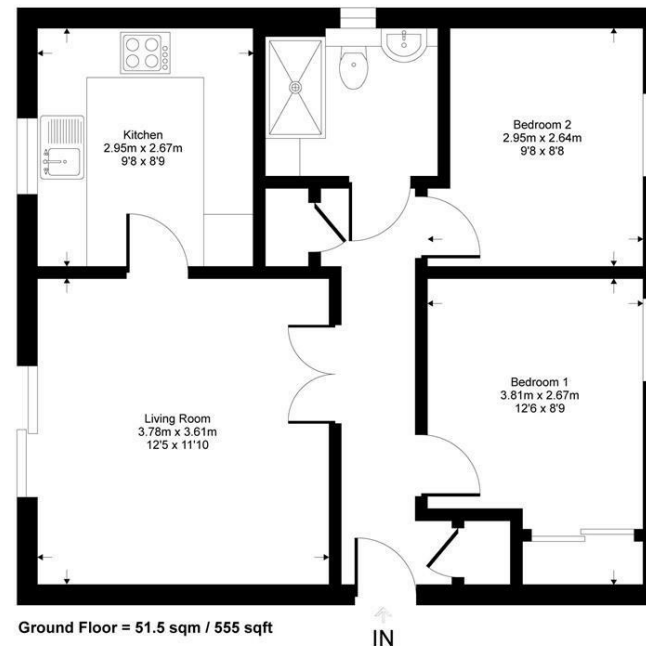




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Gershwin Court

Approximate Gross Internal Area = 51.5 sq m / 555 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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