



Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this first floor maisonette in the popular area of Brighton Hill. The property benefits from an entrance hallway giving access to a fitted kitchen, living/dining room and a double bedroom. Additional benefits include gas radiator heating, low service charges and access to communal parking.

Location: Gershwin Road is located in the popular Brighton Hill, close to schools, dentists, doctors and other amenities, shops, take away's and parks, great community with bus service and convenient access to the M3 positioned to the south of Basingstoke.

Tenure: Leasehold - circa 89 years remaining

Service Charge £22.51 pcm

Ground Rent - £10 per annum

Local Authority: Basingstoke & Deane Borough Council - Band B

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		
	66	77
England & Wales		
EU Directive 2002/91/EC		

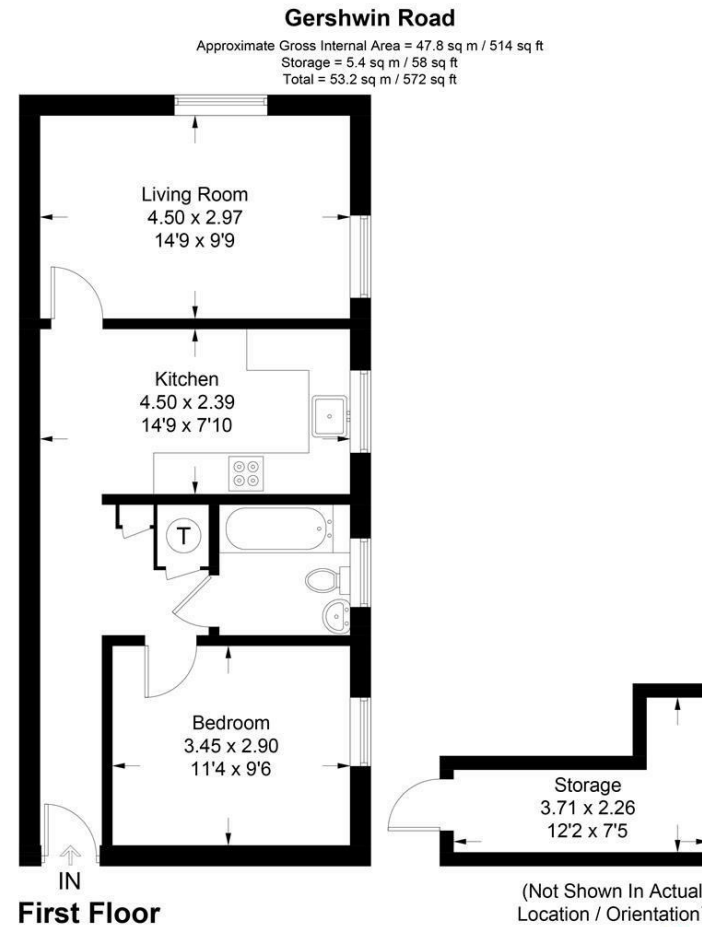


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1080957)



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.

Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100