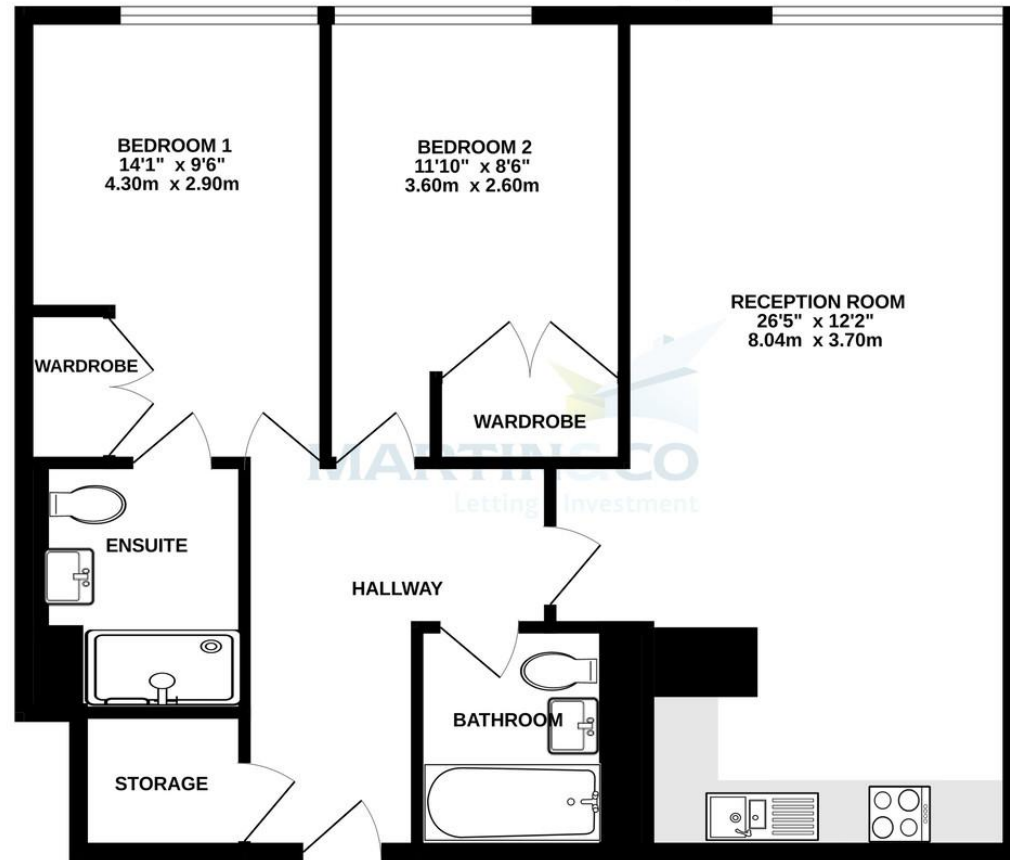


LILLY COURT
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Lilly Court, Chapel Gate, RG21 6AW

Asking Price Of £275,000

Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960
<http://www.martinco.com>





Lilly Court
Basingstoke
RG21 6AW

Key features:

- Apartment in the Town
- Art Deco Building
- White Goods including a Dishwasher
- Bedroom with En-Suite Shower Room
- Gas central heating via radiators
- Gas central heating via radiators
- Double Glazed Windows
- Communal Gardens



matching cupboards and drawers. There is a built-in fridge/freezer, washer/dryer, slimline dishwasher and double electric oven with hob with extractor over. There is under cabinet lighting and down lights.

BEDROOM ONE 14' 1" x 9' 6" (4.3m x 2.9m) Double-glazed window, radiator, and carpet. There is a double built-in wardrobe and shelf and hanging space.

ENSUITE Shower cubicle with rain-head shower, glass shower door, and wall hung sink unit, low-level W.C, electric towel radiator, part-tiled walls, and shaver point.

BEDROOM TWO 11' 10" x 8' 6" (3.6m x 2.6m) Double glazed window, radiator and wardrobe and shelf, and hanging space

BATHROOM Bath with mixer taps with shower over, wall hung sink unit and low level W.C. There are part-tiled walls, shaver point and electric towel radiator.

PARKING Allocated parking space outside for 1 car and visitor parking for 1 car

COMMUNAL GARDENS Above the parking is a large communal space with a range with sitting areas for you to enjoy. There is also communal grounds behind this area.

LEASE DETAILS

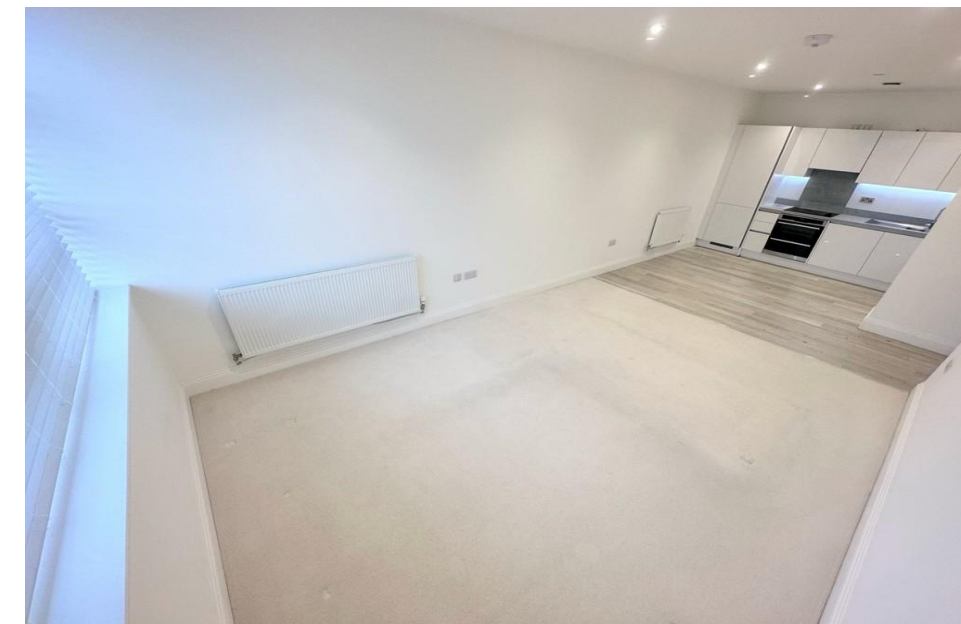
999 years from 1/01/2017

Ground Rent £200 per year

The current service charge is £140.74 charged monthly

EPC B

Council Tax C



A stunning two-bedroom apartment in The White Building. Flexible open-plan lounge/dining/kitchen areas provide a simpler solution to living with a full range of electrical appliances integrated into handles streamlined kitchens. The skirting, doors, and frames will emulate the original Art Deco features and quality flooring. The property has two bedrooms, bedroom 1 with an en-suite shower room. There is a allocated parking for one car plus visitor parking for another.

COMMUNAL DOORS TO Grander entrance to the north face is in place, linking internally to the original south entrance with an elegant, linear reception lobby. Designs have been sympathetic to the classic Art Deco features which has resulted in a variety of apartment layouts, while the original curved stairs act as a focal point that links every floor.

FRONT DOOR TO

ENTRANCE HALL Down lights, thermostat control for central heating, video security entrance phone. Walk in storage cupboard which has the heat exchange unit and Hyperoptic fibre is here should you choice to use them as a company

LIVING ROOM/KITCHEN 26' 5" x 12' 2" (8.0m x 3.7m) A double glazed window, two radiators, and carpet in the living area. The kitchen area has a 1 1/2 stainless steel sink unit with mixer taps, a single drainer with a cupboard under, and a range of

