



Lilly Court 21 Fullbrook Drive Basingstoke RG21 6AW

Winkworth



## Lilly Court 21 Fullbrook Drive

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### Accommodation

Entrance hall  
Kitchen/living/dining room  
Two double bedrooms  
En-suite shower room  
Bathroom  
One allocated parking space  
Communal gardens

### Description

This very large two bedroomed apartment is situated on the ground floor of this acclaimed Art Deco styled building. It was converted in 2019 and the developers retained much of the iconic style of the period with high ceilings and deep windows enhancing the spacious feel of this delightful home.

It is also available with no onward chain!

The property is located just a short stroll from Basingstoke's mainline railway station (approx. 45 minutes to London Waterloo) and the Festival Place shopping and leisure complex.

The communal entrance hall beautifully sets the tone for these apartments with the striking flooring, panelled walls and distinctive lighting, transporting you back to the opulence of the 1920's.

The front door of the apartment opens into a wide hallway. At the end is the stunning kitchen/living space, which has well defined living, dining and kitchen areas.

The kitchen has been fitted with pewter coloured, handleless units with soft close cupboards and drawers, complemented by metro tiled splashbacks. There are integrated appliances including an electric hob, oven and grill, dishwasher, fridge/freezer and a washer/drier.

A peninsular breakfast bar overlooks the dining area with the comfortable living area beyond.

There are two double bedrooms and both have fitted wardrobes. The main bedroom has an en-suite shower room with a large shower cubicle. The main bathroom has the added advantage of having another shower cubicle as well as a bath. Both have stylish contemporary wall tiling.

Externally, there is one allocated parking space with permit controlled visitor bays available on a first come, first served basis.

The property is leasehold with a 999 year term from the 1<sup>st</sup> January 2017. The ground rent is currently £200 per annum and the service charge for the six months to 31<sup>st</sup> March 2023 is £904.66.

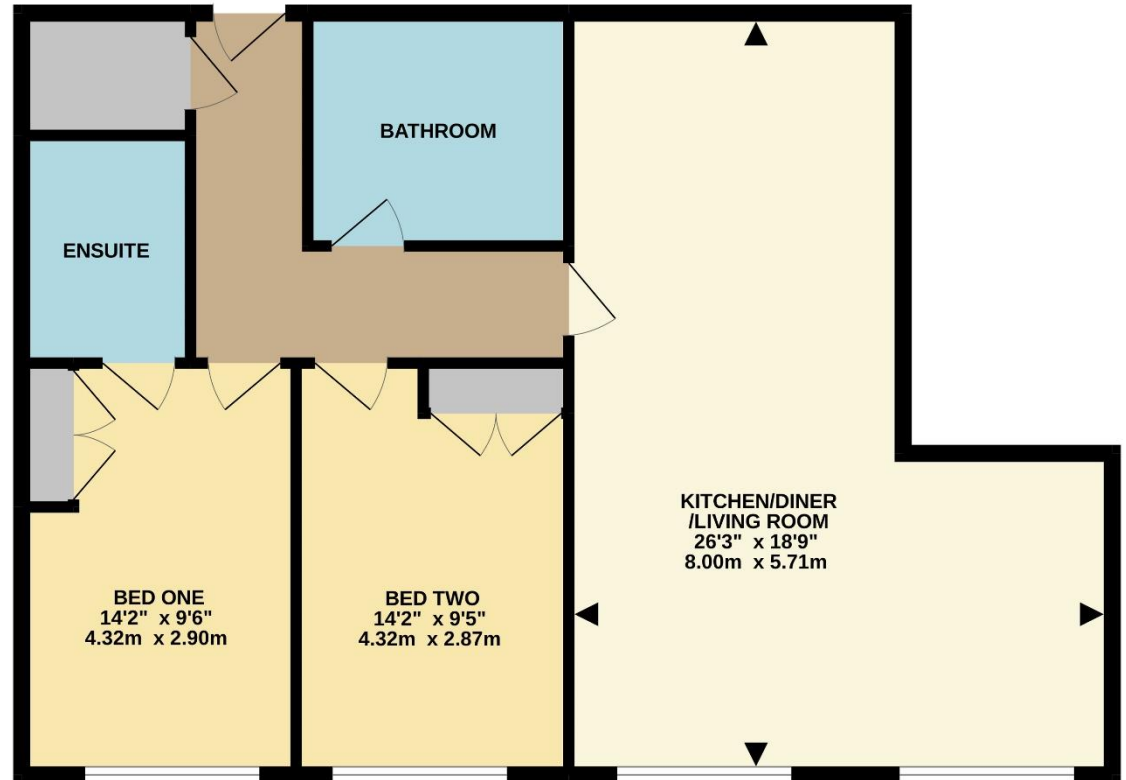


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GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		



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 as to their operability or efficiency can be given.  
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## Basingstoke Office

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