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Lilly Court, Basingstoke

Guide price £295,000

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## Key Features

- > Luxury top floor apartment
- > Close to the station
- > Two double bedrooms
- > Kitchen/living room
- > Bathroom
- > Large study
- > Tenure: Leasehold
- > EPC rating C



## PROPERTY

Offered with no onward chain, a luxury two-bedroom apartment on the fourth (top) floor of this converted former Eli-Lilly pharmaceuticals building, conveniently situated within walking distance of the town centre and railway station.

The conversion of this historic landmark was overseen by Messrs Barratt Homes in 2019/2020 and has retained and enhanced the classic 'Art-Deco' styles and architecture to an exceptional standard. These styles are expertly encompassed with the main foyer area on the ground floor entrance to this building. This spacious top-floor luxury apartment comprises a generous hallway, leading to the kitchen/living room, two good sized double bedrooms, a bathroom, storage cupboard/plant room and very useful internal room which is currently arranged as a spacious study. The sitting room and both bedrooms have an elevated outlook to the north of Basingstoke town centre over the communal grounds.

Within the complex, residents can benefit from the excellent communal facilities which include a large patio terrace with seating over the underground



car park for those relaxing summer days and evenings. There is an allocated parking space plus access to visitor's permits for additional parking.

### LOCATION

The property is situated on the northern edge of Basingstoke town centre close to amenities in South View. The town centre is easily accessible by foot within minutes, together with all other major central facilities and amenities. There are also excellent transport links via the A339, A340 and M3 junctions 6 and 7. Nearby, the main line railway station can be reached within 5 minutes' walk which offers a fast train service to London-Waterloo taking approximately 45 minutes.

**TENURE** Leasehold

**LEASE** 999 years from 2020

### CHARGES

Current Ground Rent: £200 per annum

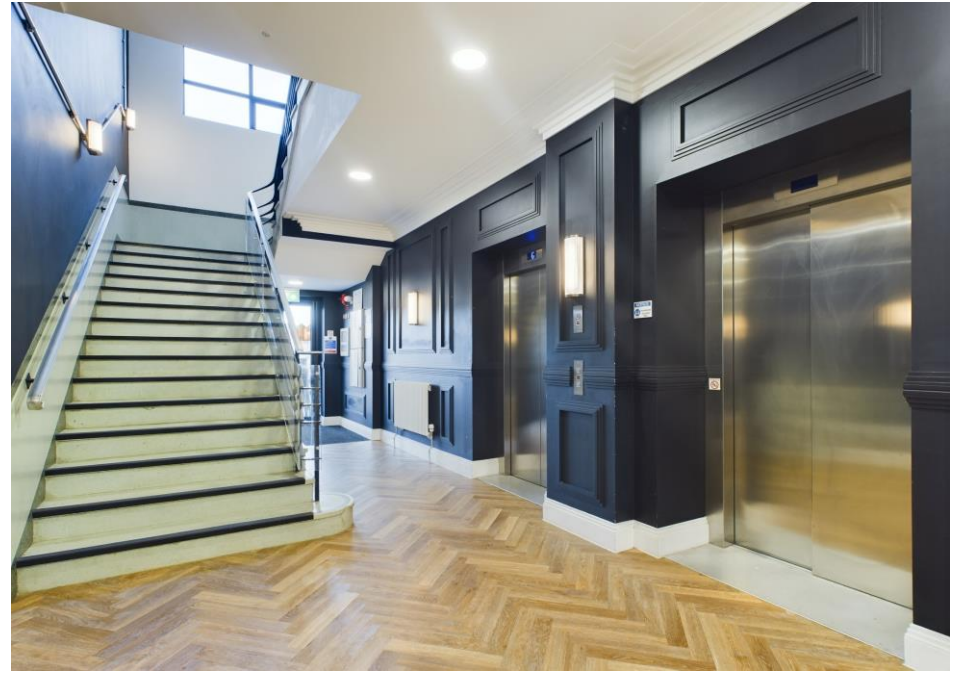
Current Service/Maintenance Charge: £1740 per annum

**LOCAL AUTHORITY** Basingstoke and Deane Borough Council

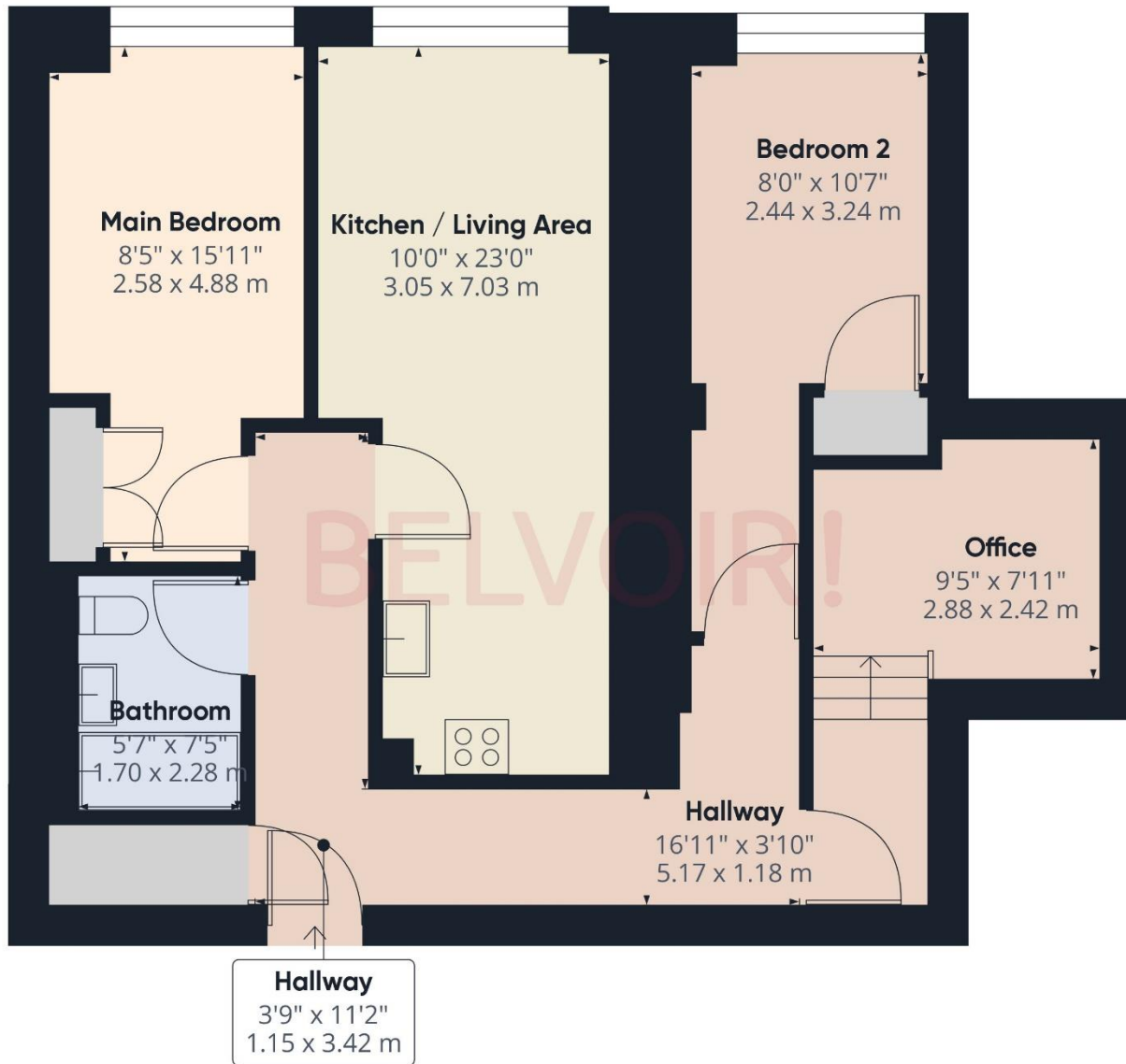
**COUNCIL TAX** Band C

**EPC** B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Approximate total area<sup>10</sup>

733.23 ft<sup>2</sup>

68.12 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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