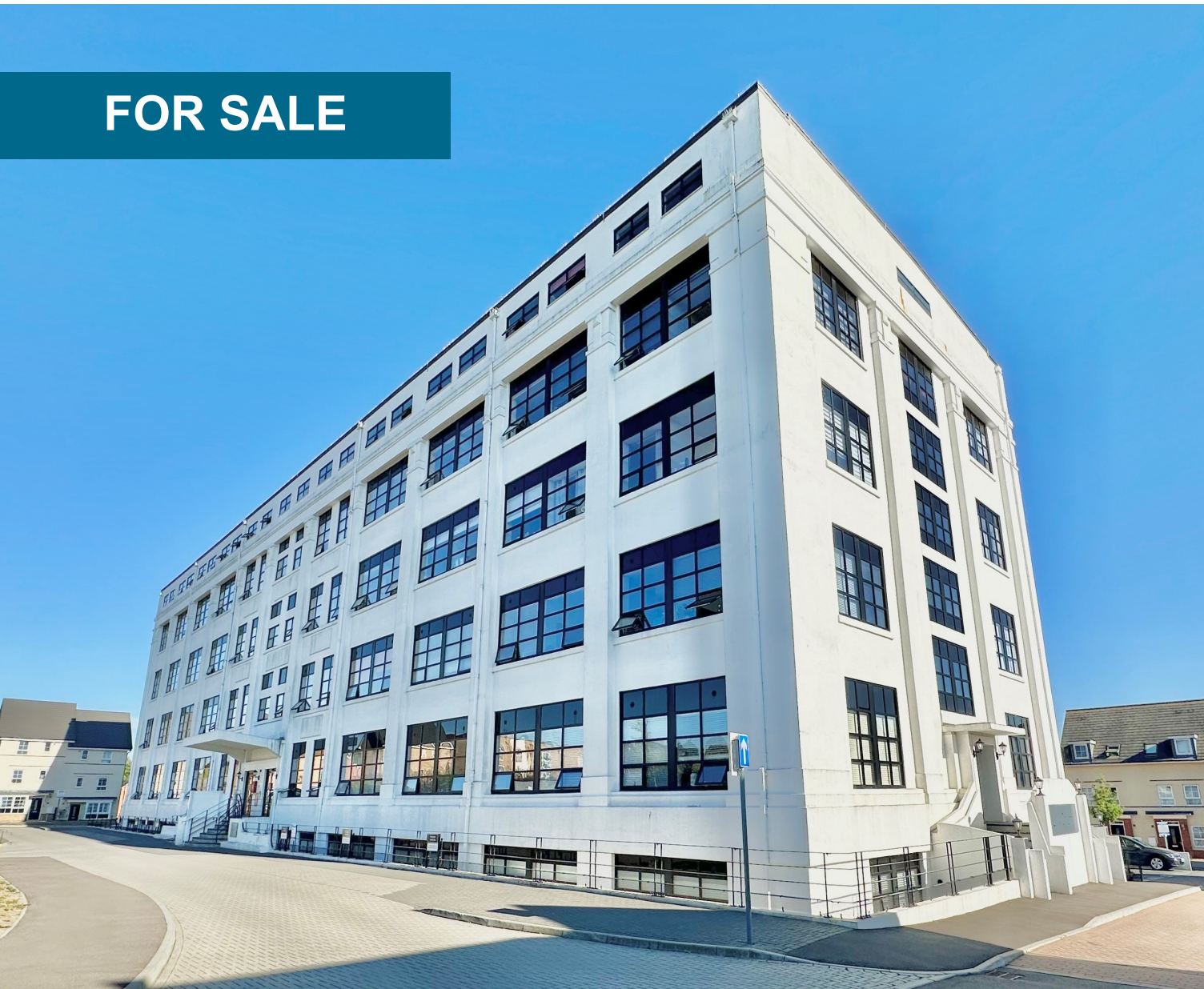


FOR SALE



Lilly Court, 21 Fullbrook Drive, RG21 6AW
Asking Price Of £279,950


MARTIN&CO



Lilly Court, Chapel Gate

2 Bedrooms, 2 Bathrooms

Asking Price Of £279,950

- Stunning Art Deco Apartment
- Stylish Open-Plan Living
- Two Double Bedrooms
- En-Suite & Modern Bathroom
- Communal Grounds

A beautifully presented two-bedroom apartment right in the heart of the town centre, just moments from the train station.

This stylish home offers an open-plan living space with a modern fitted kitchen and integrated appliances, two generous bedrooms, a sleek bathroom and a separate en-suite shower room. Set within a striking converted Art Deco building, residents also enjoy an impressive communal entrance hall.

The property comes with an allocated parking space plus additional visitor parking. Custom-made wooden blinds and curtains fitted to all rooms, included in the sale

COMMUNAL DOORS TO

COMMUNAL ENTRANCE HALL Accessed via a grand north entrance, the building welcomes residents and guests with an impressive Art Deco reception hall that connects seamlessly to the original south entrance. The design thoughtfully retains the building's original period features, including the striking curved staircase which elegantly links all floors. Each apartment benefits from its own secure post box within this stunning communal space.

FRONT DOOR TO

ENTRANCE HALL Welcoming entrance hall with recessed downlights, a thermostatic control for the communal heating system with individual apartment settings, and a video



security entry system. There is a useful storage cupboard housing the heat exchange unit and providing access to Hyperoptic fibre broadband, ready for connection if desired

LIVING ROOM/KITCHEN 26' 5" x 10' 10" (8.05m x 3.3m) A well-designed open-plan living space with a large double-glazed window, creating a bright and airy atmosphere. The lounge area is carpeted with two radiators, offering a comfortable setting for relaxing and entertaining.

The stylish modern kitchen has been thoughtfully upgraded and includes a sleek single-bowl composite sink with mixer tap, a contemporary tiled splash back, and high-quality worktops. It comes complete with integrated appliances: fridge/freezer, washer/dryer, slimline dishwasher, and a double electric oven with electric hob and extractor fan above. Under-cabinet lighting and recessed downlights add a crisp, modern finish.

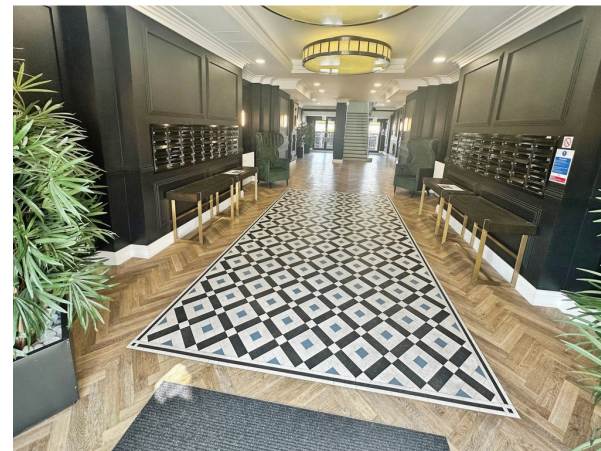
BEDROOM ONE 14' 1" x 9' 6" (4.29m x 2.9m) A spacious and bright double bedroom featuring a large double-glazed window, radiator, and soft fitted carpet. There is a built-in double wardrobe with shelf and hanging rail, providing practical storage without compromising the generous floor

space.

ENSUITE SHOWER ROOM A sleek, modern en-suite featuring a spacious shower cubicle with a rainfall shower head and glass door, a stylish wall-mounted basin with storage below, and a concealed cistern W.C. Additional features include an illuminated mirrored medicine cabinet, an electric heated towel rail, recessed lighting, a shaver point, and smart part-tiled walls.

BEDROOM TWO 11' 10" x 8' 6" (3.61m x 2.59m) A versatile second bedroom with a large double-glazed window, fitted carpet, and radiator. It also benefits from a built-in wardrobe with shelf and hanging rail, making it an ideal guest room or home office.

BATHROOM A contemporary family bathroom featuring a panelled bath with mixer tap and shower over, complemented by a glass screen. There is a stylish wall-mounted basin unit, a concealed cistern W.C., part-tiled walls, a shaver point, and an electric heated towel rail. Finished with recessed lighting and a large wall mirror to enhance the sense of space



PARKING Allocated parking space for one car, plus additional visitor parking available.

OUTSIDE This impressive development offers residents an expansive communal courtyard, thoughtfully landscaped with raised beds, pathways and a choice of seating areas - ideal for unwinding with a coffee, reading in the sun, or catching up with neighbours. The space has been designed to blend a sense of community with privacy and tranquillity.

Beyond the courtyard, well-maintained communal grounds provide even more green space to stretch your legs, enjoy a stroll or relax with family and friends. This welcoming outdoor environment creates an attractive extension of your living space, rarely found with town centre apartments.

AREA Lilly Court - originally known as The White Building - is a striking local landmark with a rich history dating back to 1939. Built for the American pharmaceutical giant Eli Lilly & Co., it was designed as a state-of-the-art laboratory and factory, instantly recognisable by its iconic white Art Deco façade. During World War II, the building played its part in the war effort, with camouflage paint disguising its bright

exterior and an anti-aircraft gun stationed on site to protect it. After decades as an important local employer, this historic building was sympathetically converted into stylish apartments in 2019, retaining its distinctive character with high ceilings, grand staircases and large windows that flood each home with natural light.

Chapel Gate, the attractive modern development surrounding Lilly Court, offers residents the best of both worlds: convenient town living with plenty of open green space. Situated just a short walk from Basingstoke's bustling town centre, Festival Place shopping centre and the mainline train station, Chapel Gate is ideal for commuters and families alike, with excellent transport links to London and the South Coast via rail and the M3 motorway. Within the development, residents enjoy landscaped communal gardens, seating areas and a play park, creating a welcoming community feel. Secure gated parking is included for each home, along with ample visitor parking, ensuring friends and family are always welcome.

KEY FACTS FOR BUYERS
 Council Tax Band: C
 Local Authority: Basingstoke and Deane
 EPC Rating: B
 Tenure: Leasehold

Lease Details:
 999 years from 1st January 2017 - approximately 991 years remaining.

Service Charge:
 £641.50 for the 6-month period 1st April 2025 to 30th September 2025

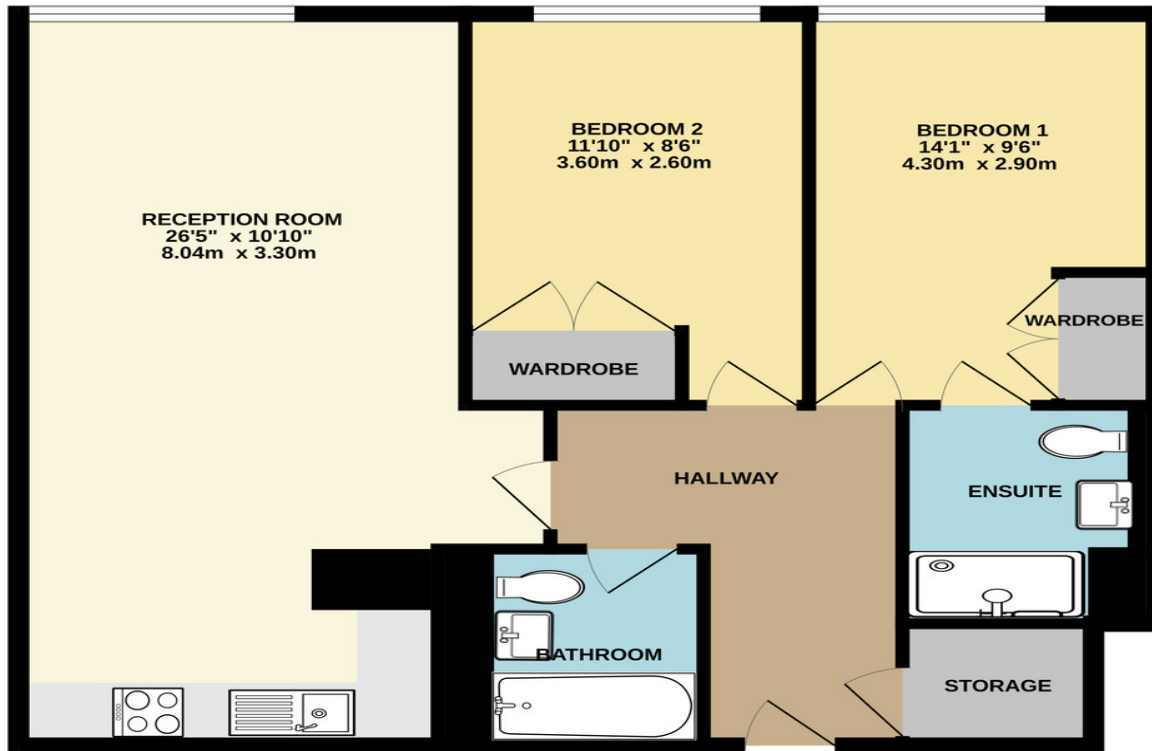
Ground Rent:
 £200 per annum, increasing every 15 years in line with RPI.
 Next review date: 1st January 2032.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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.

