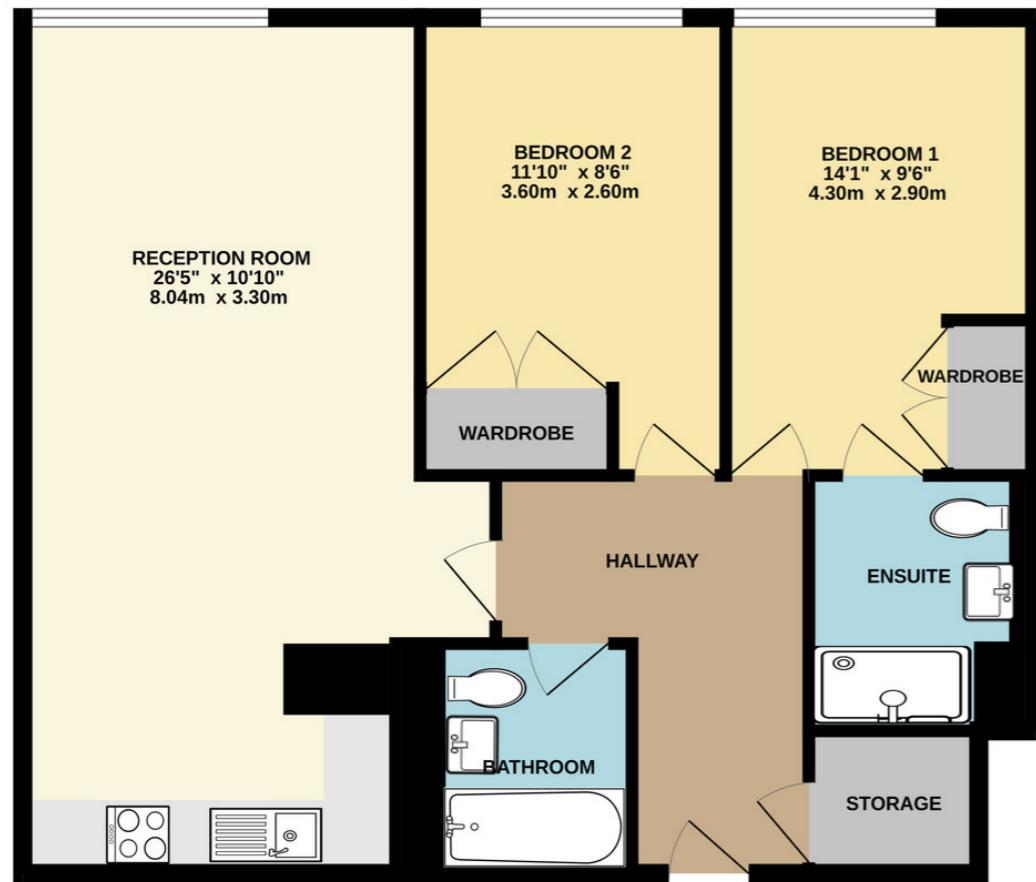


LILLY COURT  
791 sq.ft. (73.5 sq.m.) approx.



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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TO LET



**Martin & Co Basingstoke**

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**MARTIN&CO**

**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, Fullbrook Drive, RG21 6AW**

**2 Bedrooms, 2 Bathrooms Apartment**

**£1,450 pcm**

**MARTIN&CO**



## Lilly Court, Chapel Gate

Apartment,  
2 bedroom, 2 bathrooms

£1,450 pcm

Date available: 7th March 2026

Deposit: £1,673.07

Unfurnished

Council Tax band: C

- Unfurnished
- Stunning Art Deco Apartment
- Two Double Bedrooms
- En-Suite & Modern Bathroom
- Allocated Parking
- Communal Gardens
- Visitor Parking

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.

### 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

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



**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 1** 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 a shelf and hanging rail, providing practical storage without compromising the generous floor space.

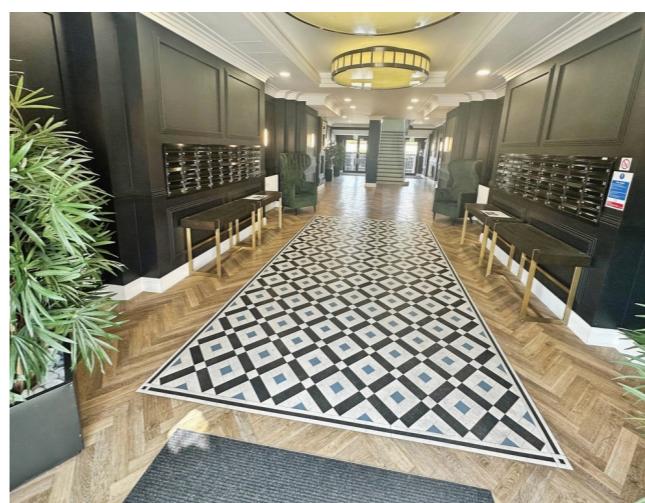
**ENSUITE SHOWER ROOM** A sleek, modern en-suite featuring a spacious shower cubicle with a rainfall shower head and glass door, a stylish wall-mounted basin with storage below, and a concealed cistern W.C. Additional features include an illuminated mirrored medicine cabinet, an electric heated towel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

**BEDROOM 2** 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.

### APPLICATIONS

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

### Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

### Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

### Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

### KEY FACTS FOR TENANTS

Council Tax Band: C  
Local Authority: Basingstoke and Deane  
EPC Rating: B. Allocated Parking for 12 months. 12 Months Fixed tenancy  
Sorry not suitable for pets

