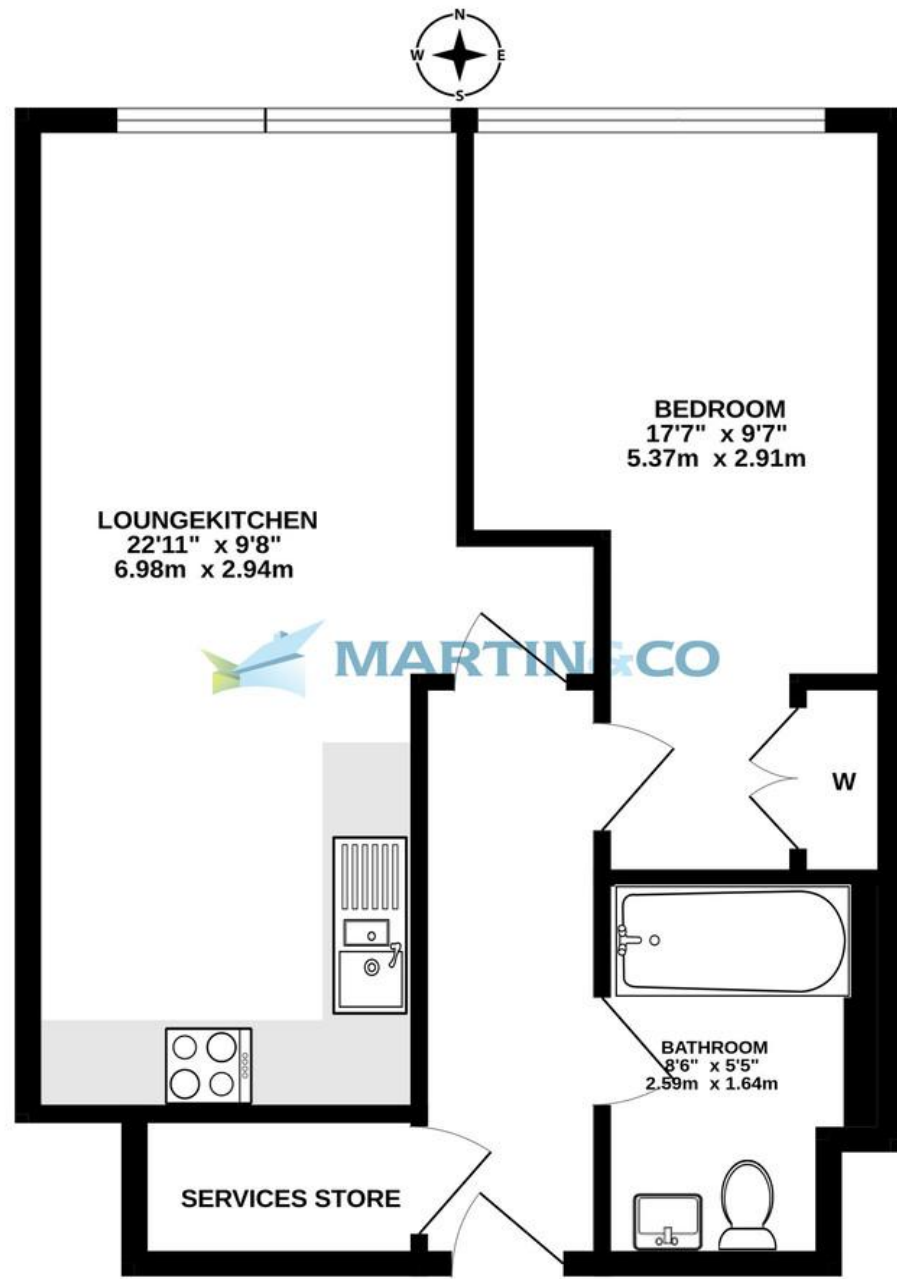


3RD FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 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.



**FOR SALE**



**Lilly Court, 21 Fullbrook Drive, RG21 6AW**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £195,000**





## Chapel Gate

Asking Price Of £195,000

- Art Deco Building
- Town Centre Location
- Long Lease
- Gated Parking
- Open Plan Living Space
- Large Bedroom
- Double Glazing

Situated in the heart of Basingstoke town centre and within easy walking distance of the mainline railway station, offering direct services to London Waterloo, this stunning one-bedroom apartment forms part of an attractive Art Deco conversion, offering stylish contemporary living in a highly convenient location.

The accommodation comprises a welcoming entrance hall with a video entry system and a generous utility/storage cupboard housing the heat interface unit and communications equipment. The spacious open-plan living area is filled with natural light from a large double-glazed window and flows seamlessly into a contemporary fitted kitchen with a range of integrated appliances, including a fridge/freezer, washer/dryer, slimline dishwasher, double electric oven and electric hob with extractor hood.

The double bedroom benefits from a built-in double wardrobe, providing excellent storage, while the modern bathroom is fitted with a white suite comprising a panel-enclosed bath with a rainfall shower and separate handheld shower attachment.

Further benefits include secure gated allocated parking, visitor parking, bicycle storage, double glazing, Hyperoptic fibre broadband availability (subject to subscription) and, importantly, no onward chain, making this an ideal purchase for first-time buyers, commuters and investors alike

### COMMUNAL DOORS TO

**COMMUNAL ENTRANCE HALL** There is a grand entrance to the North of the building, with a stunning Art Deco reception hall linking the North entrance to the original South entrance. The design has been sympathetically merged with the original

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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, with individual post boxes.

### FRONT DOOR TO

**ENTRANCE HALL** A welcoming entrance hall with video entry system and a large walk in utility and storage cupboard housing the heat exchange unit and communications equipment, whilst providing excellent additional storage space for household items and cleaning equipment.

**KITCHEN/LOUNGE** 22' 11" x 9' 8" (6.99m x 2.95m) A spacious open plan living area featuring a large double glazed window overlooking the surrounding area, radiator, fitted blinds, recessed downlighting and fitted carpet to the living area. The kitchen is fitted with a comprehensive range of modern high gloss wall and base units with under cabinet lighting, work surfaces and matching upstands. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer, built in fridge/freezer, built in washer/dryer, built in slimline dishwasher, double electric oven, electric hob and extractor hood over. Wood effect flooring completes the kitchen area.

**BEDROOM** 17' 7" x 9' 7" (5.36m x 2.92m) A well proportioned double bedroom featuring a built in double wardrobe with hanging rail and shelving, fitted carpet, radiator and double-glazed window with fitted blinds.

**BATHROOM** 8' 6" x 5' 5" (2.59m x 1.65m) Fitted with a modern white suite comprising a panel enclosed bath with



mixer tap, rainfall shower head and separate handheld shower attachment, wall mounted wash hand basin with storage beneath and concealed cistern low level W.C. Further benefits include part tiled walls, a heated towel rail, shaver point, extractor fan and recessed downlighting.

**OUTSIDE** Above the parking is a large communal space with a range with seating areas for you to enjoy, plus communal grounds with plenty of grass and further seating areas leading up to a children's play area.

**PARKING** Secure gated parking accessed via a security fob. The property benefits from an allocated parking space, secure bicycle storage and numerous visitor parking spaces, with a visitor permit available for residents' guests.

### MATERIAL INFORMATION LEASE DETAILS

999 years from 1 January 2017

Ground Rent £180

Current Service Charge 01/04/2026-31/03/2027 is £1249.

EPC B

Council Tax Band B

