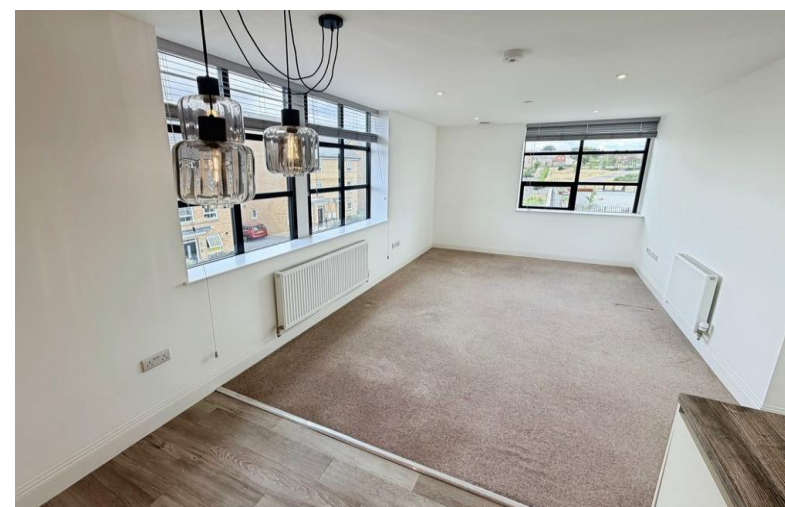


GROUND FLOOR



TO LET



**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

**01256-859960**



**Lilly Court, Chapel Gate**

**2 Bedrooms, 2 Bathroom, Apartment**

**£1,450 pcm**

**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, Chapel Gate

Apartment,  
2 bedroom, 2 bathroom

£1,450 pcm

Date available: Available Now

Deposit: £1,673

Unfurnished

Council Tax band: C

- Two Double Bedrooms
- Corner Apartment
- Art Deco Building
- Town Centre Location
- En-Suite To Main Bedroom
- Gated Parking
- Gas Central Heating & Double Glazing

Martin & Co are pleased to offer this exceptional two-bedroom apartment situated in a sought-after development close to Basingstoke town centre and the mainline railway station. Finished to a high standard throughout, the property also benefits from allocated parking and an en-suite shower room.

**COMMUNAL DOORS TO** A grand entrance to the north face is in place, linking internally to the original south entrance with an elegant, linear reception lobby. Designs have been sympathetic to the classic 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. Individual post boxes.

**ENTRANCE HALL** A welcoming entrance hall finished with attractive decorative feature wallpaper and recessed downlighting, creating a stylish first impression. The hall benefits from a secure video entry system, programmable thermostat for the central heating, and provides access to all principal rooms. A useful built-in storage cupboard houses the heat exchange unit and offers Hyperoptic fibre broadband availability (subject to subscription), together with additional storage space.

**KITCHEN/LIVING** 23' 2" x 10' 10" (7.06m x 3.3m) A superb open plan living space, beautifully presented and filled with natural light from dual aspect double glazed windows, creating a bright and airy feel throughout. The living area benefits from fitted carpet, two radiators and recessed downlighting, together with a contemporary feature pendant light over the dining area, making it an ideal space for both relaxing and entertaining.

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		



The stylish fitted kitchen is finished with a comprehensive range of high-gloss wall and base units complemented by wood-effect work surfaces and matching splashbacks. Integrated appliances include a fridge/freezer, washer/dryer, slimline dishwasher, built-in microwave, double electric oven and four-ring electric hob with concealed extractor hood over. A one-and-a-half bowl composite sink with mixer tap and drainer completes the space, while under-cabinet lighting and recessed ceiling spotlights provide excellent task lighting. The kitchen is finished with durable wood-effect flooring, contrasting with the carpeted living area to define the two spaces.

**BEDROOM 1** 14' 5" x 8' 10" (4.39m x 2.69m) A well-proportioned double bedroom enjoying a large double glazed window overlooking the surrounding area, allowing plenty of natural light to fill the room. The bedroom benefits from fitted carpet, a radiator, recessed downlighting and a contemporary pendant light fitting. Excellent storage is provided by a built-in double wardrobe offering both hanging space and an overhead shelf.

**ENSUITE** A contemporary en-suite shower room fitted with a fully tiled double shower cubicle featuring a rainfall shower head with separate handheld attachment and sliding glazed doors. The suite also comprises a wall-hung wash hand basin with mixer tap and vanity storage beneath, concealed cistern low-level W.C., chrome heated towel rail and a large wall-mounted mirror. Finished with part-tiled walls, tiled flooring, recessed downlighting, an extractor fan and a shaver point.

**BEDROOM 2** 11' 2" x 8' 11" (3.4m x 2.72m) A well-proportioned second bedroom featuring a large double glazed window providing plenty of natural light, radiator and fitted carpet. The room further benefits from a built-in wardrobe with hanging rail and overhead storage shelf, offering excellent storage space.

**BATHROOM** A contemporary bathroom fitted with a white suite comprising a panel-enclosed bath with a rainfall shower and separate handheld shower attachment, complemented by a glazed shower screen. There is a wall-hung wash hand basin with vanity storage beneath, a concealed cistern low-level W.C., electric chrome heated towel rail, large wall mirror with integrated tiled shelf, part-tiled walls, tiled flooring and a shaver point.

**PARKING** Gated allocated Parking for 1 car



### 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 above 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 (if proof of address) and pay slips.

### KEY FACTS FOR RENTERS

Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: B  
UNFURNISHED  
Allocated Parking for 1 Car

