



## 79 Lilly Court

21 Fullbrook Drive Basingstoke RG21 6AW

### Description

This fourth floor apartment has a great location just a short walk from Basingstoke's mainline railway station (London Waterloo in about 45 minutes) and the Festival Place shopping and leisure centre.

The building has a secure entry system and lifts to all floors. The apartment has a wide entrance hall, with a large cupboard. The kitchen/living room is rear aspect overlooking the green.

The kitchen has integrated appliances including a gas hob with hood, built-in oven, fridge/freezer, dishwasher and washing machine.

The bedroom has a built-in wardrobe and again overlooks the green. The bathroom has a white suite with a shower attachment and screen over the bath.

Externally there is one allocated parking space and a secure bike store. The property is being sold with no onward chain.



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## Accommodation

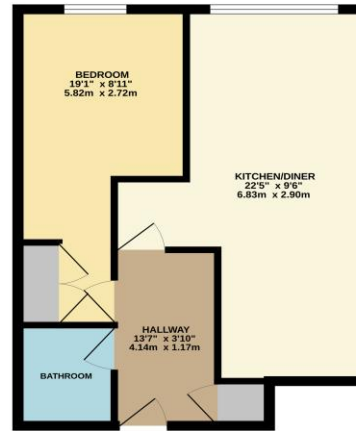
Entrance hall  
 Kitchen/living room  
 Bedroom  
 Bathroom  
 One allocated parking space  
 Walking distance to Basingstoke mainline train station

### Lease details:

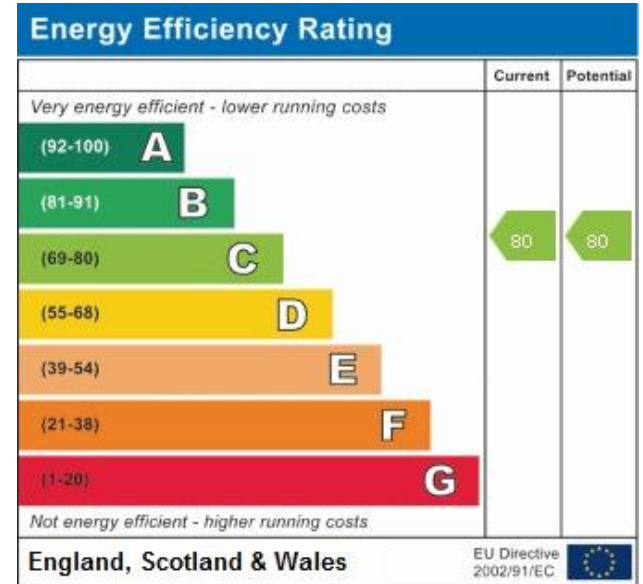
The remaining number of years on the lease is 995 years  
 Service charge: £1337 per annum  
 Ground rent £180 per annum, this information has been provided by the owner and will need to be verified.

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

GROUND FLOOR  
 448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, Winkworth does not accept any liability for errors or omissions. The floor plan is provided for information only and should not be relied upon for any purpose. The actual floor plan may vary from the floor plan shown. Winkworth does not warrant the accuracy of the floor plan. Winkworth Property Services Ltd. 0203 7333 7333



## Basingstoke Office

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