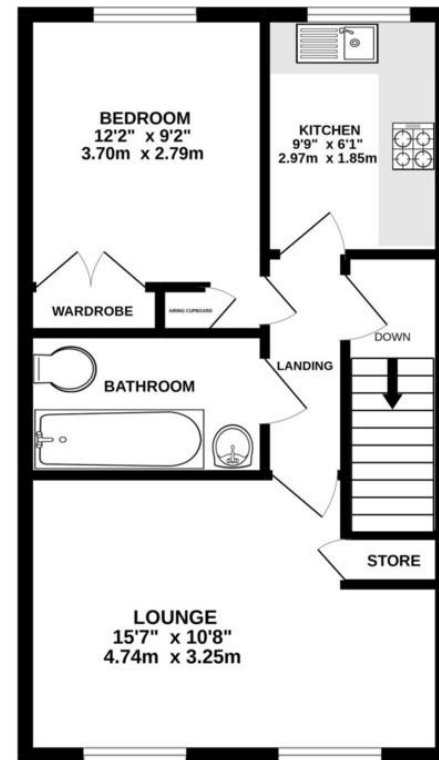
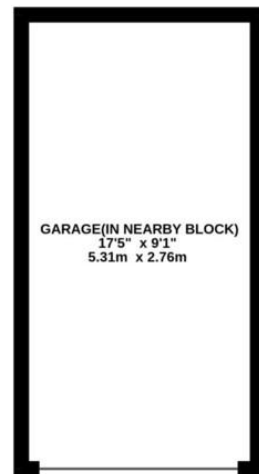


GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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FOR SALE



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

01256-859960



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.



Hogarth Close, Black Dam, RG21 3QX

1 Bedroom, 1 Bathroom, Apartment

Asking Price of £175,000





Black Dam

Asking Price Of £175,000

- First Floor Apartment
- Garage
- Separate Kitchen
- Double Bedroom with Wardrobe
- Double Glazed Windows
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1-bedroom first-floor purpose-built apartment with a garage. Set in a quiet cul-de-sac in the heart of Black Dam and is ideally located to be walkable to Basingstoke Festival Place shopping.

Communal Lobby: Front door to Entrance Lobby Stairs to first floor landing, door to

LANDING

LOUNGE 15' 7" x 10' 8" (4.74m x 3.25m) Two front aspect double glazed windows, electric heater and storage cupboard

KITCHEN 9' 8" x 6' 0" (2.97m x 1.85m) Double glazed window, modern fitted kitchen comprising a range of eye and base level units, work surfaces with inset single drainer sink unit with mixer tap, electric oven, space for a fridge and freezer, plumbing and space for a washing machine, tiled surrounds and tiled flooring.

BEDROOM 12' 2" x 9' 2" (3.70m x 2.79m) Rear aspect double glazed window, electric heater, double wardrobe and airing cupboard.

BATHROOM Modern white suite comprising panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, low-level w.c., tiled surrounds and extractor fan.



GARAGE Single garage in nearby block.

MATERIAL INFORMATION Council Tax Band: B
Basingstoke and Deane
EPC Rating D
999 Year lease from 29/09/1981
Ground Rent £100 per year.
Garage

Area
The property is conveniently positioned within easy reach of several parks and open spaces, including Black Dam Ponds, Crabtree Plantation, Eastrop Park and the War Memorial Park. Viables Craft Centre is also nearby and is home to a variety of independent local businesses. Basingstoke town centre is just over two miles away, offering an extensive range of shops, restaurants and leisure facilities at Festival Place, together with the mainline railway station providing services to London Waterloo and a central bus station serving Basingstoke and the surrounding area. A choice of supermarkets and local convenience stores can also be found close by.