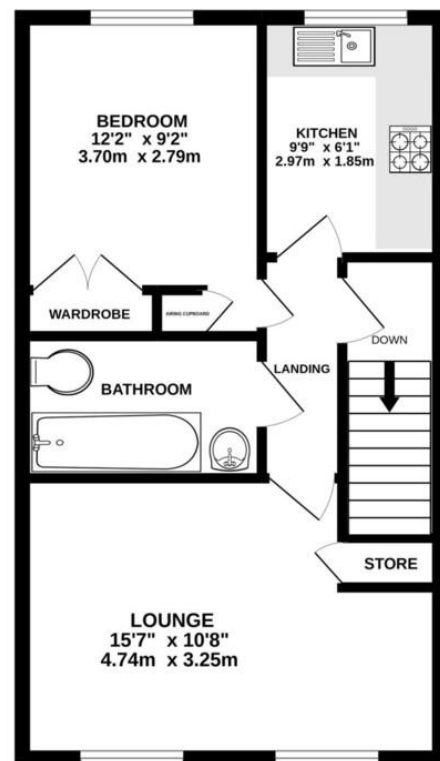
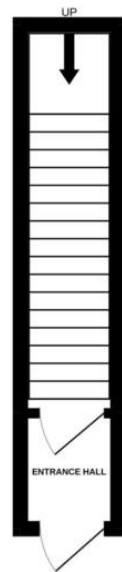
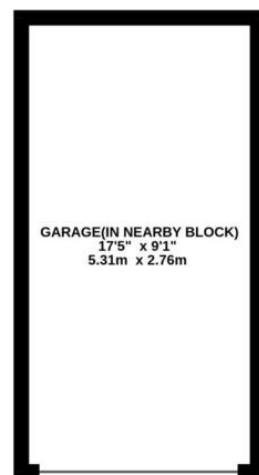


GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.

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



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<http://www.martinco.com>



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.



Black Dam

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £175,000





Black Dam

Asking Price Of £175,000

Council Tax band: B

- 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		

One-bedroom first-floor purpose-built apartment with garage, situated in a quiet cul-de-sac in Black Dam, within walking distance of Basingstoke town centre and Festival Place. Benefits include a 999-year lease from 1981, self-maintenance arrangement and no service charges.

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) A spacious and bright living room benefiting from two front aspect double-glazed windows, allowing plenty of natural light to fill the room. The room offers generous floor space with flexibility for a range of lounge and dining furniture arrangements. Further features include an electric wall-mounted heater, a useful built-in storage cupboard, fitted carpet and neutral décor throughout.

KITCHEN 9' 8" x 6' 0" (2.97m x 1.85m) Fitted kitchen featuring a range of light oak-effect wall and base units with complementary work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, freestanding electric cooker with four-ring hob and oven, and space with plumbing for a washing machine. Further benefits include a rear aspect double-glazed window providing natural light, tiled flooring and ample cupboard and worktop space.



BEDROOM 12' 2" x 9' 2" (3.70m x 2.79m) Double bedroom with a rear aspect double-glazed window, electric wall-mounted heater, built-in double wardrobe and separate airing cupboard. Further benefits include fitted carpet and neutral décor.

BATHROOM Fitted bathroom comprising a white suite with panel-enclosed bath, mixer tap and wall-mounted shower attachment with shower curtain, wash hand basin with chrome mixer tap and low-level WC. The room benefits from white tiled walls with contrasting blue decorative borders, a large wall-mounted mirror, useful storage cupboards, extractor fan and practical flooring.

GARAGE 17' 5" x 9' 1" (5.31m x 2.77m) Single garage located in a nearby block, featuring an up-and-over door, providing useful parking or additional storage space.

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 LOCATION – BLACK DAM, BASINGSTOKE



Black Dam is an established residential area on the eastern side of Basingstoke, offering a convenient location with access to both the town centre and surrounding green spaces.

One of the area's main attractions is the nearby Black Dam Ponds and Crabtree Plantation Nature Reserve, providing attractive woodland walks, open spaces and opportunities to enjoy local wildlife. The area also benefits from local shops, schooling and everyday amenities.

Basingstoke town centre and Festival Place shopping centre are within easy reach, offering an extensive selection of high street retailers, supermarkets, cafés, restaurants and entertainment facilities. Eastrop Park is another nearby attraction, providing additional green space and walking routes.

For commuters, Basingstoke mainline railway station offers regular services to London Waterloo and other destinations, while Junction 6 of the M3 motorway provides convenient road links towards London, Winchester and Southampton.

Combining access to the town centre, transport links and nearby countryside, Black Dam is a practical location for first-time buyers, commuters and investors alike.