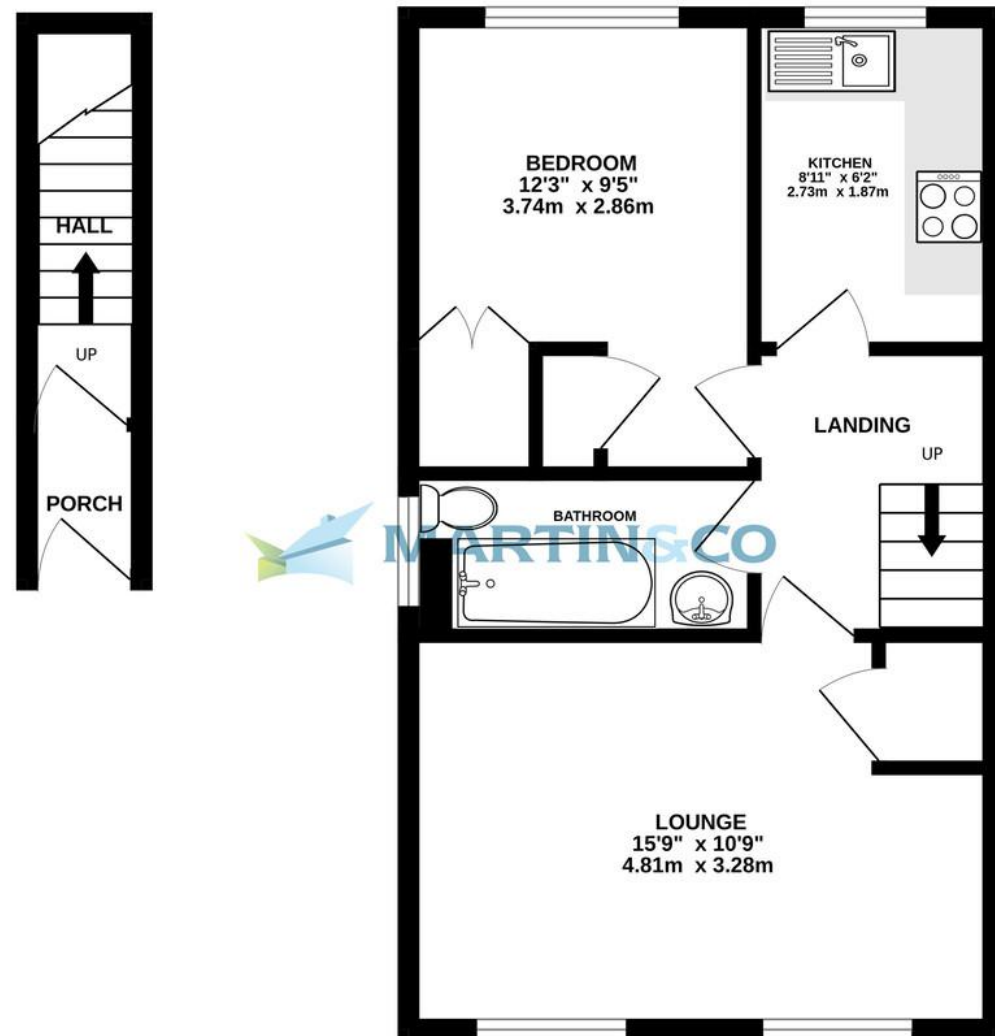


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 478sq.ft. (44.4 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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**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**01256-859960**<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.

**FOR SALE****Black Dam****1 Bedroom, 1 Bathroom, First Floor Apartment****Asking Price Of £170,000**



Black Dam

Asking Price Of £170,000

- Double Bedroom
- Good Sized Living Room
- Kitchen
- Bathroom
- No Chain
- Garage Located In Block

A well-presented first-floor maisonette, located in Black Dam, close to Basingstoke Town Centre. Comprising a double bedroom, good-sized living room, Kitchen, bathroom, and garage in a block

LANDING Access via stairs from the communal entrance, carpet and loft access.

LIVING ROOM 15' 9" x 10' 9" (4.81m x 3.28m) Front aspect windows, electric storage radiator, carpet and storage cupboard.

KITCHEN 8' 11" x 6' 1" (2.73m x 1.87m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, cooker with four ring electric hob, space for a fridge/freezer, plumbing for a washing machine and laminate flooring.

BEDROOM 12' 3" x 9' 4" (3.74m x 2.86m) Rear aspect window, carpet, electric radiator, double wardrobe and airing cupboard.

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and laminate flooring.

OUTSIDE Garage in a nearby block. Communal parking

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



tenants' consent this the property or fails to take reasonable steps to enter into the tenancy.

KEY FACTS FOR BUYERS Council Tax Band: B  
Basingstoke and Deane  
EPC Rating: C  
Garage in a block  
Ground Rent £100 per year  
999-year lease from 29/09/1982

