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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 11<sup>th</sup> April 2025**



**121, SKIPPETTS GARDENS, BASINGSTOKE, RG21 3FB**

## **Brockenhurst**

8 Buckland Parade, Basingstoke RG22 6JN

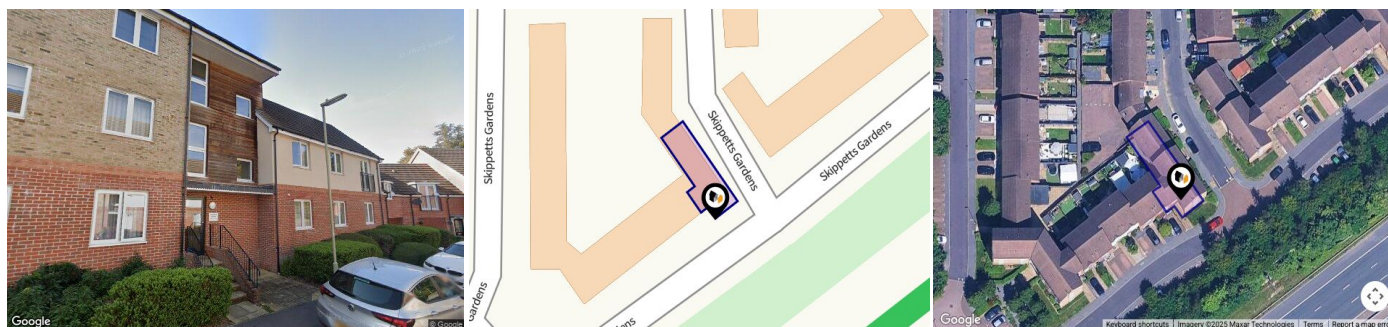
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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# Property Overview



## Property

Type:	Flat / Maisonette	Last Sold Date:	27/10/2023
Bedrooms:	2	Last Sold Price:	£200,000
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£310
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2010	Start Date:	16/12/2010
Council Tax :	Band C	End Date:	01/01/2133
Annual Estimate:	£1,909	Lease Term:	125 years from and including 1 January 2008
Title Number:	HP733968	Term Remaining:	107 years
UPRN:	10008491031		

## Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)

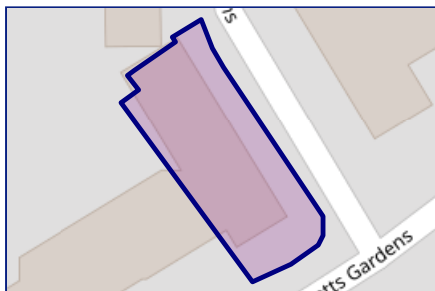


### Satellite/Fibre TV Availability:



## Freehold Title Plan

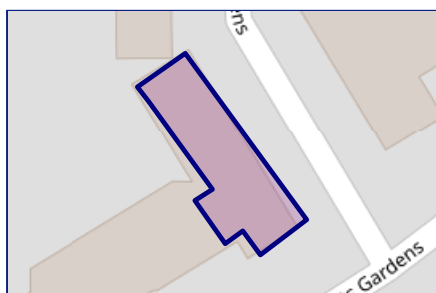
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**HP757909**

## Leasehold Title Plan

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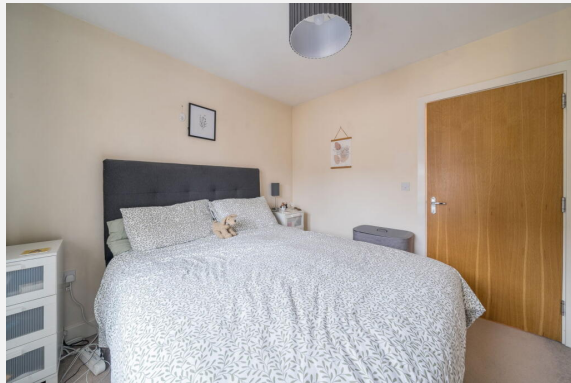


**HP733968**

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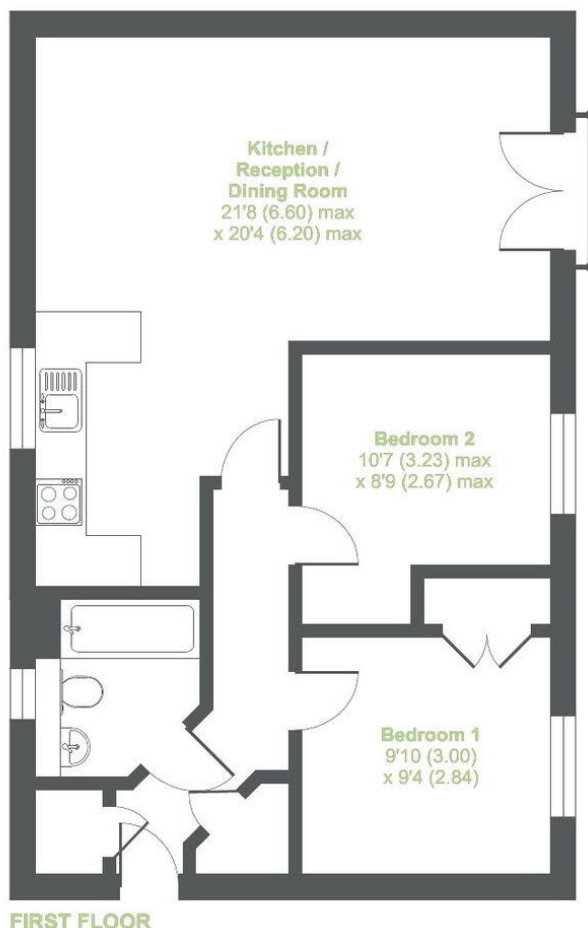


## 121, SKIPPETTS GARDENS, BASINGSTOKE, RG21 3FB

### Skippetts Gardens, Basingstoke, RG21

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1250694



Property  
**EPC - Certificate**



121, Skippetts Gardens, RG21 3FB

Energy rating

**C**

Valid until 07.09.2030

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

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	60 m <sup>2</sup>

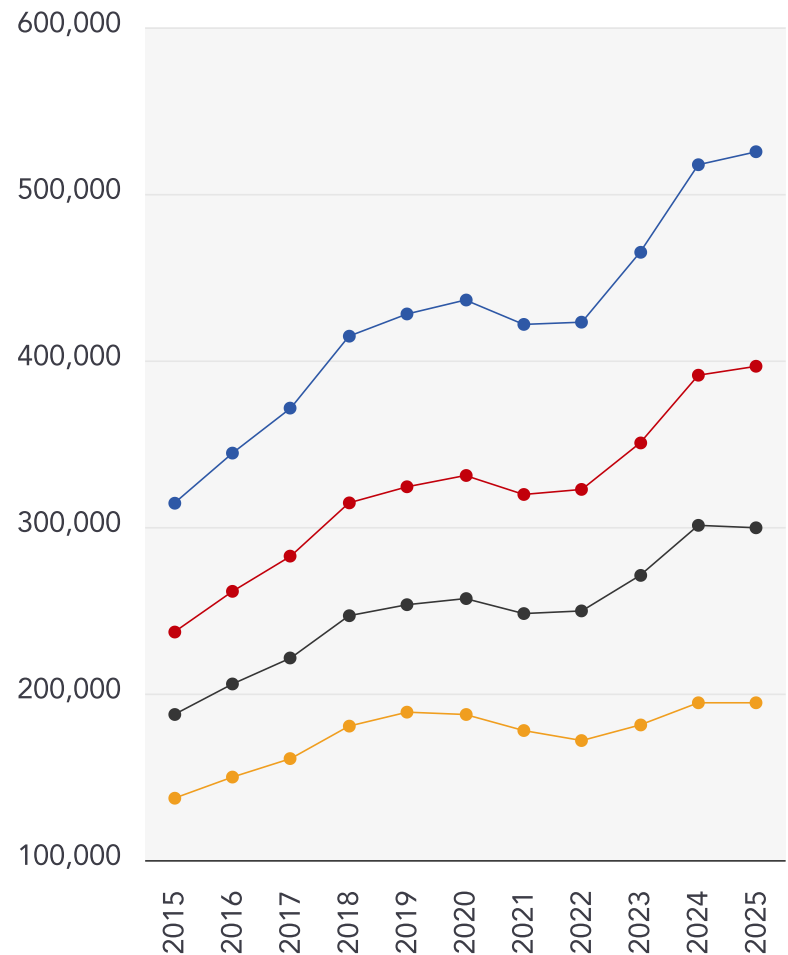


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG21



Detached

**+67.16%**

Semi-Detached

**+67.36%**

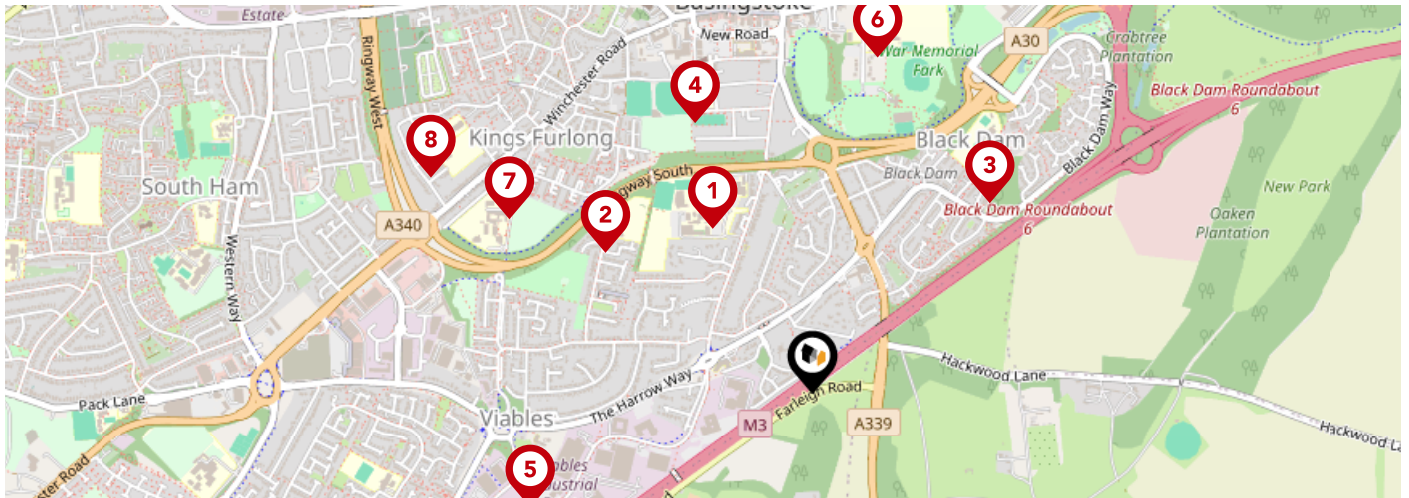
Terraced

**+59.82%**

Flat

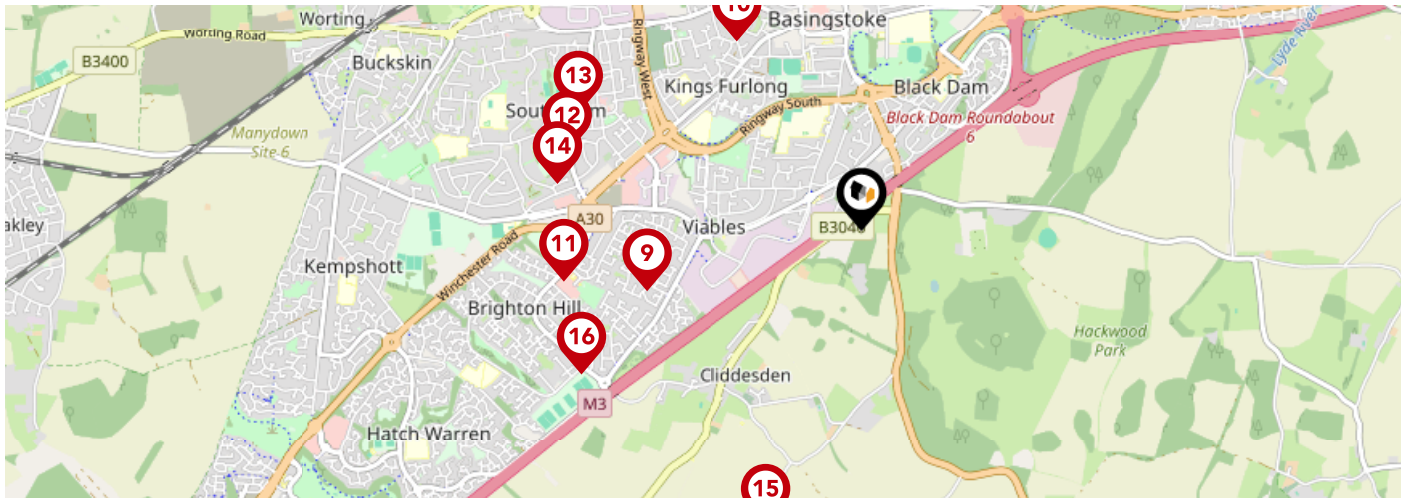
**+41.79%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Queen Mary's College</b> Ofsted Rating: Good   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St John's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Rucstall Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fairfields Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Inclusion School</b> Ofsted Rating: Good   Pupils: 28   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Costello School</b> Ofsted Rating: Good   Pupils: 1215   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cranbourne</b> Ofsted Rating: Good   Pupils: 809   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kings Furlong Junior School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

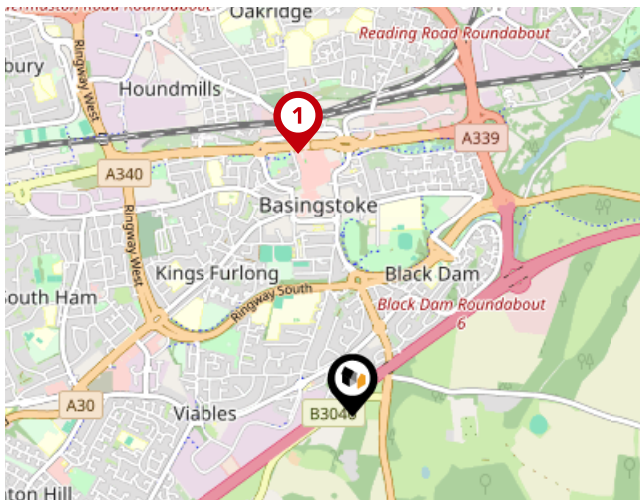
# Area Schools



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	<b>Chalk Ridge Primary School</b> Ofsted Rating: Good   Pupils: 322   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Basingstoke College of Technology</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brighton Hill Community School</b> Ofsted Rating: Good   Pupils: 1271   Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Limington House School</b> Ofsted Rating: Good   Pupils: 102   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Blue Coat School Basingstoke</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cliddesden Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Field Junior School</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

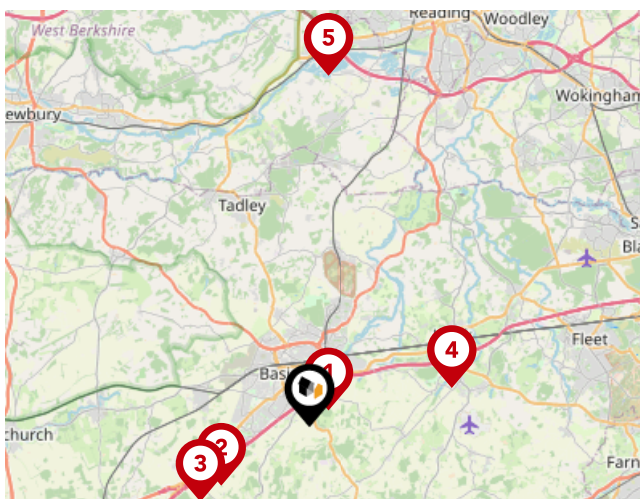
# Area

## Transport (National)



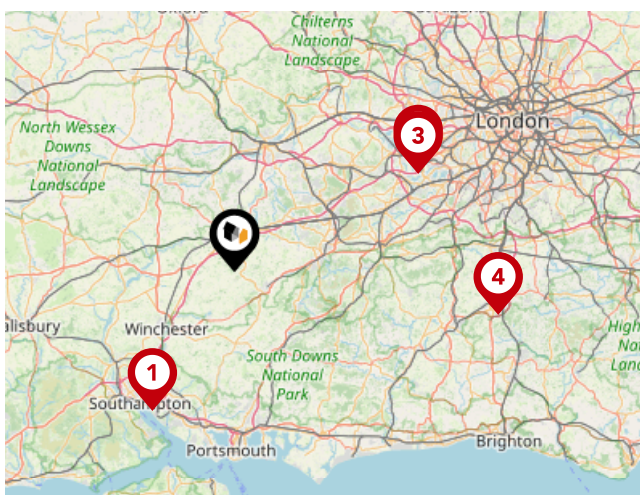
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Basingstoke Rail Station	1.24 miles
<b>2</b>	Bramley (Hants) Rail Station	5.57 miles
<b>3</b>	Hook Rail Station	5.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M3 J6	0.95 miles
<b>2</b>	M3 J7	3.95 miles
<b>3</b>	M3 J8	4.92 miles
<b>4</b>	M3 J5	5.47 miles
<b>5</b>	M4 J12	13.04 miles



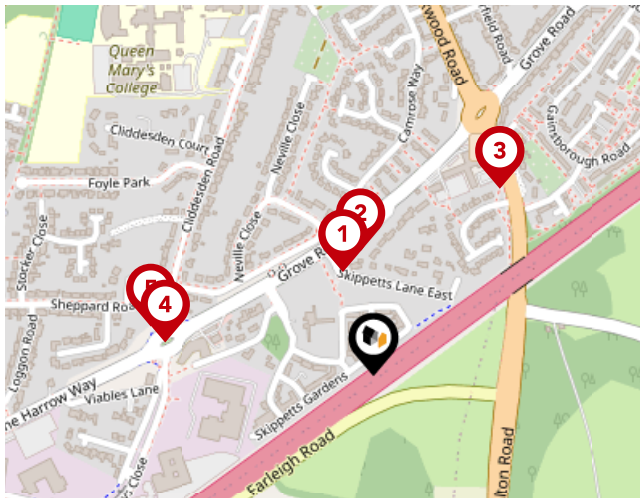
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Southampton Airport	24.02 miles
<b>2</b>	Heathrow Airport	31.29 miles
<b>3</b>	Heathrow Airport Terminal 4	31.01 miles
<b>4</b>	Gatwick Airport	39.76 miles



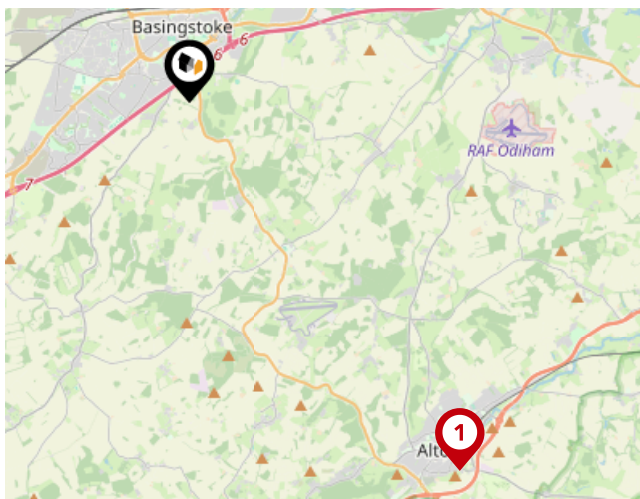
# Area

## Transport (Local)



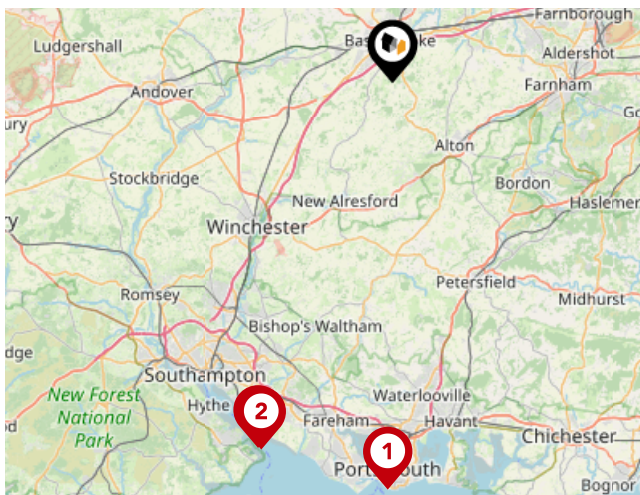
### Bus Stops/Stations

Pin	Name	Distance
1	Skippets Lane	0.13 miles
2	Skippets Lane	0.15 miles
3	Venture Roundabout	0.26 miles
4	Golden Lion	0.25 miles
5	Cliddesden Road	0.26 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.47 miles



### Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	30.39 miles
2	Warsash Ferry Landing	29.05 miles
3	Hamble-le-Rice Ferry Landing	29.08 miles



### Brockenhurst

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We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



## Testimonial 1



Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

## Testimonial 2



I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

## Testimonial 3



We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

# Brockenhurst

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