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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th August 2025



8, GERSHWIN COURT, BASINGSTOKE, RG22 4NN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	20/09/2007
Bedrooms:	2	Last Sold Price:	£105,000
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft ² :	£195
Plot Area:	1.68 acres	Tenure:	Leasehold
Year Built :	1991-1995	Start Date:	28/05/1992
Council Tax :	Band C	End Date:	30/06/2087
Annual Estimate:	£1,909	Lease Term:	99 years (less 1 day) from 30 June 1988
Title Number:	HP449220	Term Remaining:	61 years
UPRN:	100060226707		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



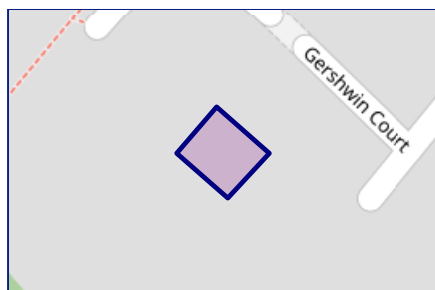
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



HP333317

Leasehold Title Plans



HP449220

Start Date: 29/06/1988
End Date: 30/06/2087
Lease Term: 99 years from 30 June 1988
Term Remaining: 61 years



HP369035

Start Date: 28/05/1992
End Date: 30/06/2087
Lease Term: 99 years (less 1 day) from 30 June 1988
Term Remaining: 61 years



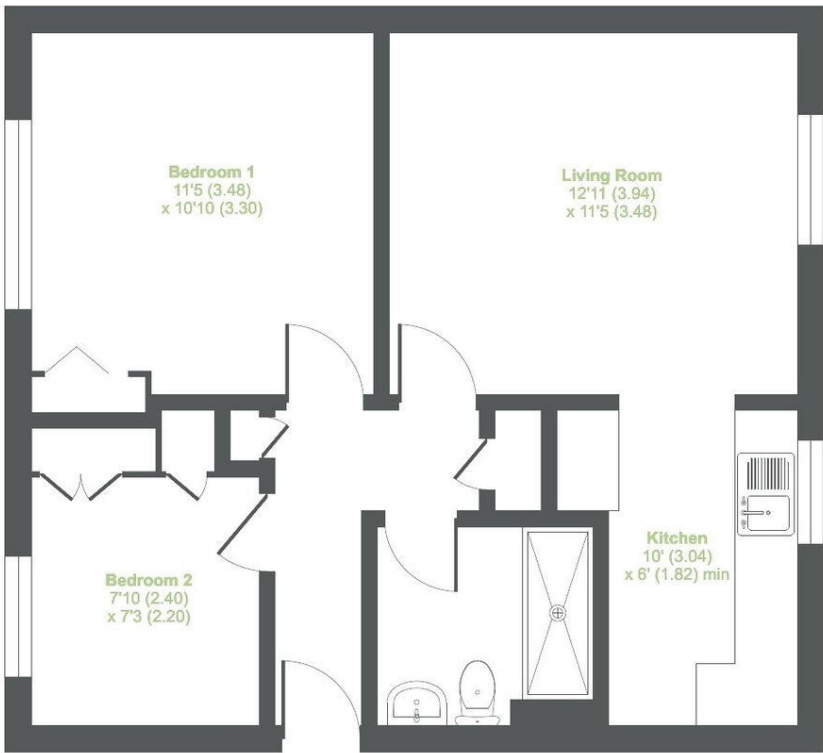


8, GERSHWIN COURT, BASINGSTOKE, RG22 4NN

Gershwin Court, Basingstoke, RG22 4NN

Approximate Area = 531 sq ft / 49.3 sq m

For identification only - Not to scale



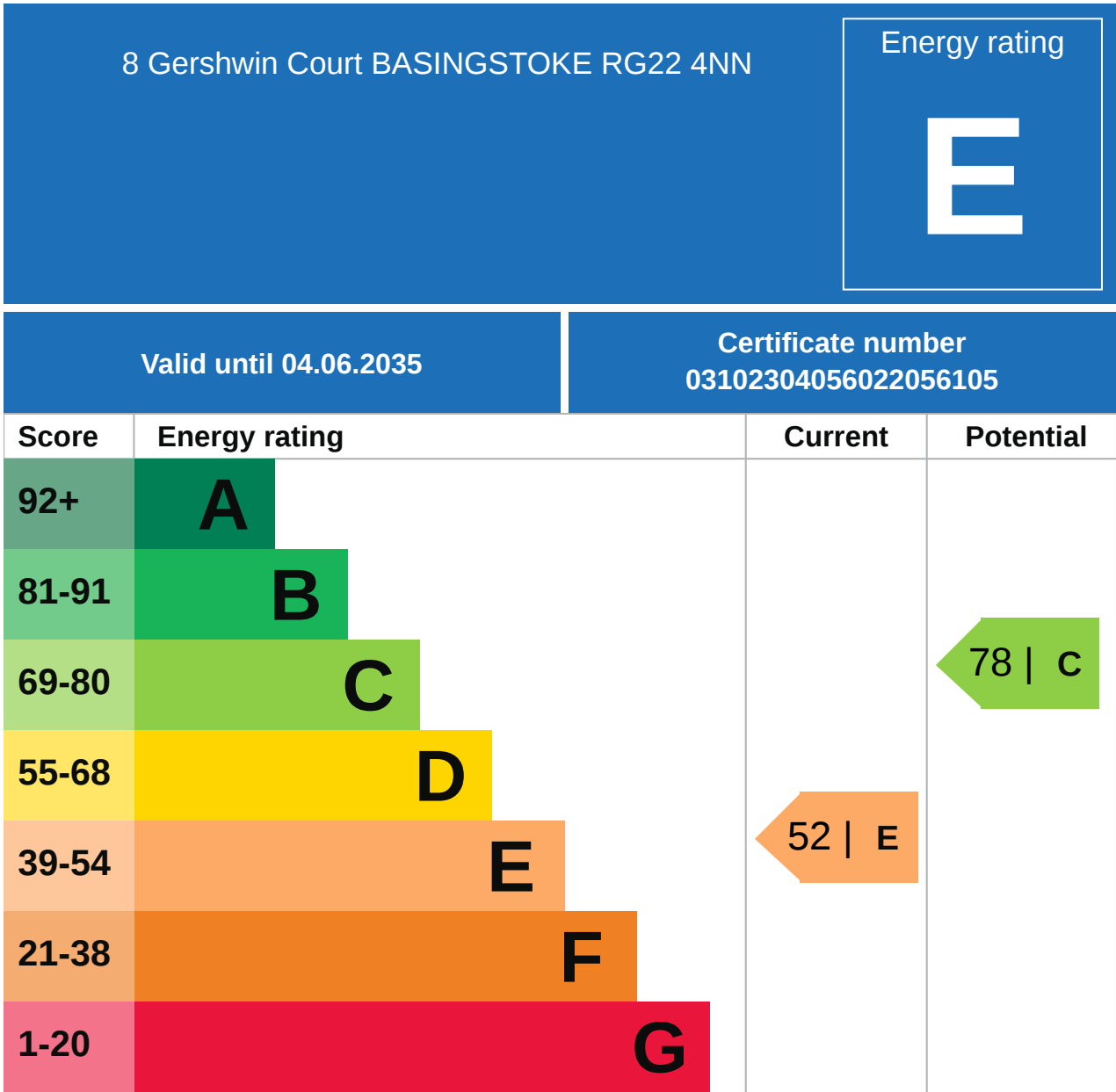
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2025. Produced for Brockenhurst Estate Agents. REF: 1302417



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

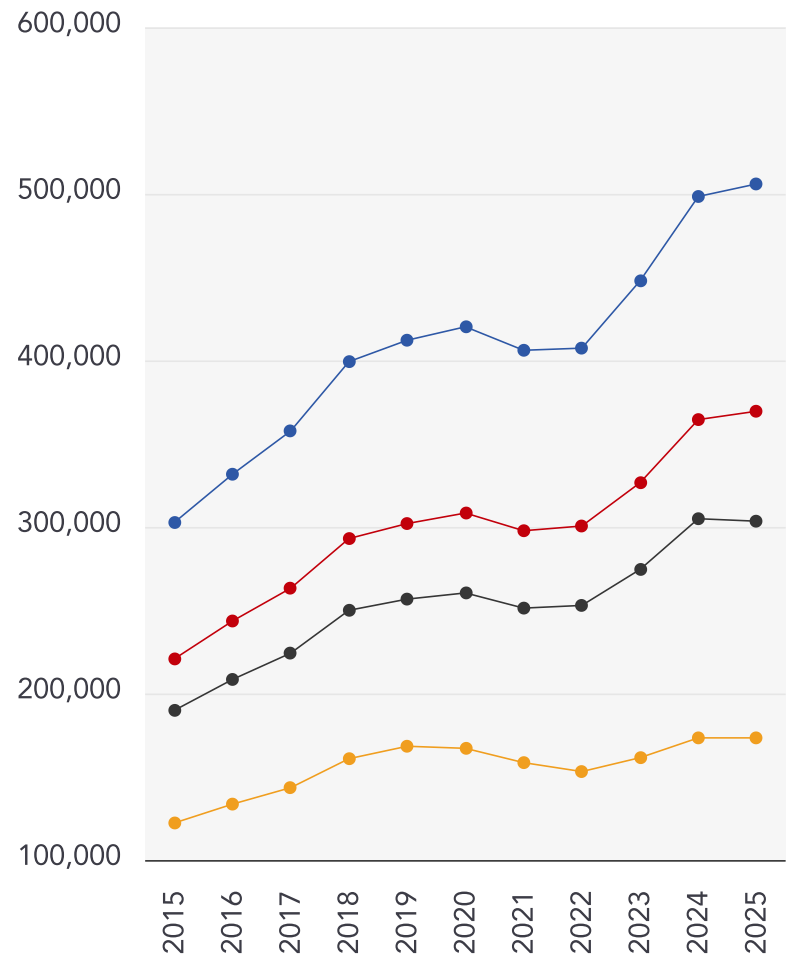
Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Electric ceiling heating
Main Heating Controls:	Room thermostat only
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Electric immersion, standard tariff
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

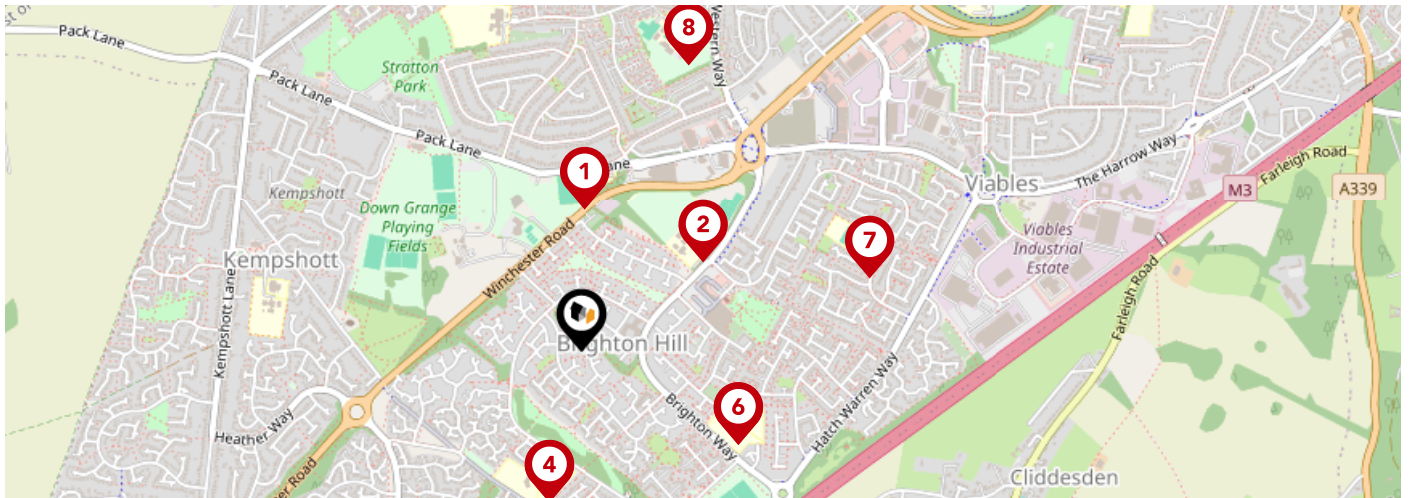
Terraced

+59.82%

Flat

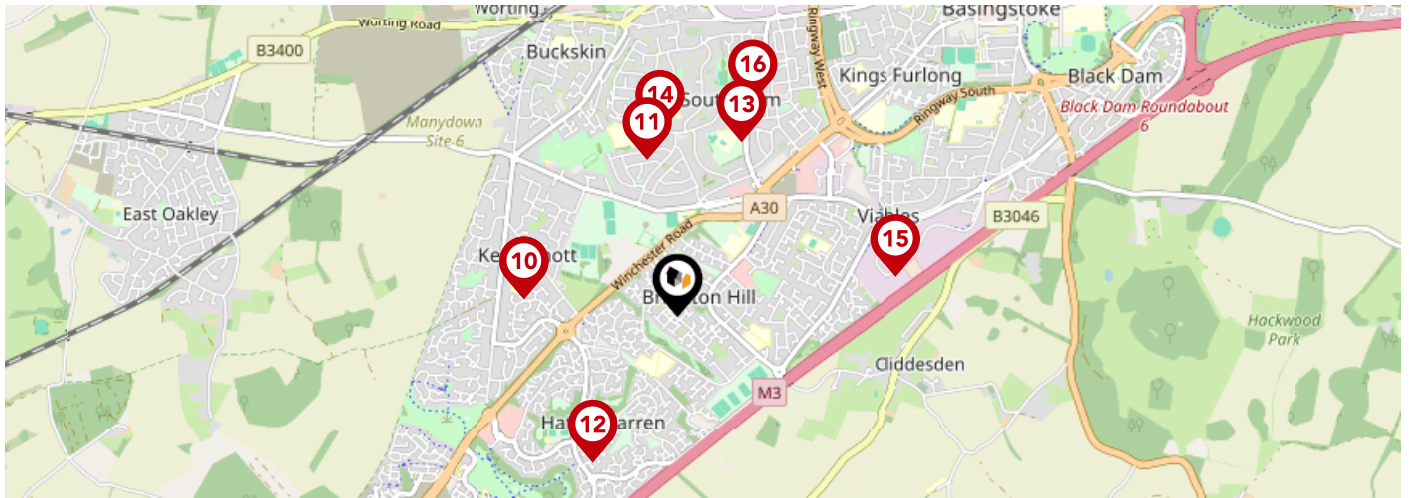
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.33	☐	☐	☒	☐	☐
2	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.35	☐	☐	☒	☐	☐
3	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.35	☐	☒	☐	☐	☐
4	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.35	☐	☒	☐	☐	☐
5	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.42	☐	☒	☐	☐	☐
6	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:0.42	☐	☒	☐	☐	☐
7	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.69	☐	☒	☐	☐	☐
8	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.71	☐	☐	☒	☐	☐

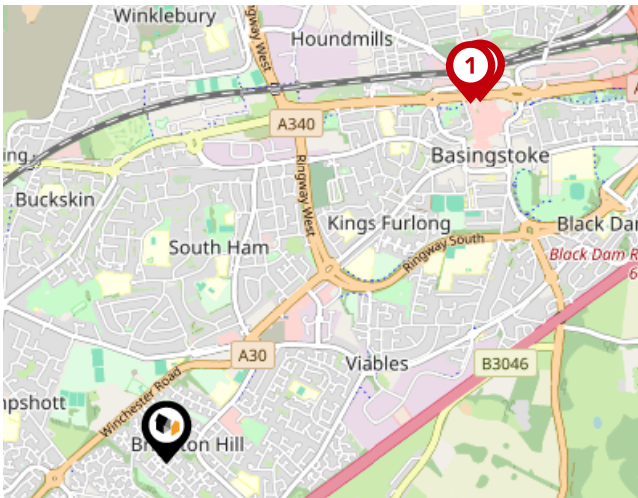
Area Schools



		Nursery	Primary	Secondary	College	Private
	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:0.72	☐	☒	☐	☐	☐
	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:0.72	☐	☒	☐	☐	☐
	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.74	☐	☒	☐	☐	☐
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:0.79	☐	☒	☐	☐	☐
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.86	☐	☒	☐	☐	☐
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:0.86	☐	☐	☒	☐	☐
	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:1.03	☐	☐	☒	☐	☐
	Limington House School Ofsted Rating: Good Pupils: 102 Distance:1.05	☐	☐	☒	☐	☐

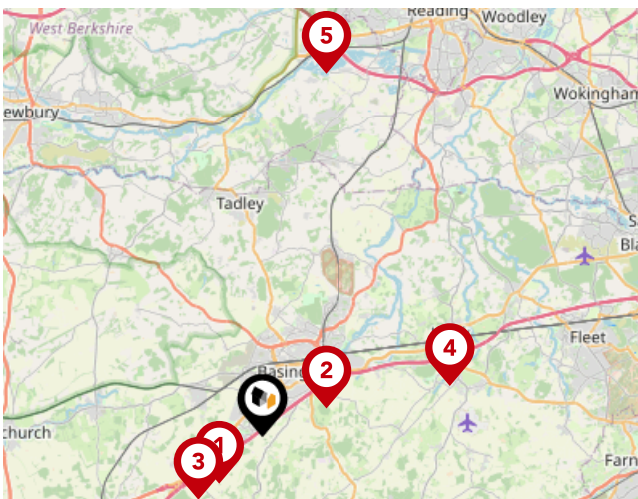
Area

Transport (National)



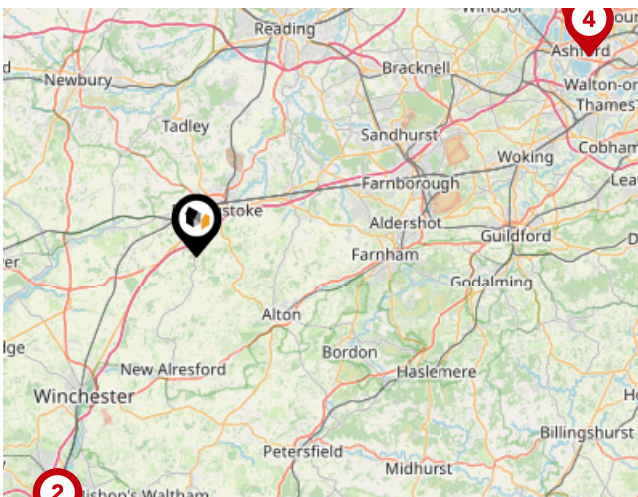
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.18 miles
2	Basingstoke Rail Station	2.22 miles
3	Overton Rail Station	6.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.38 miles
2	M3 J6	2.61 miles
3	M3 J8	3.35 miles
4	M3 J5	7.19 miles
5	M4 J12	13.69 miles

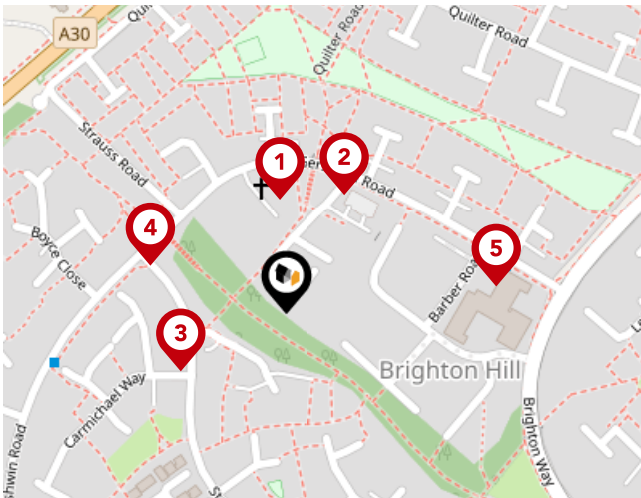


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.83 miles
2	Southampton Airport	22.83 miles
3	Heathrow Airport	32.96 miles
4	Heathrow Airport Terminal 4	32.69 miles

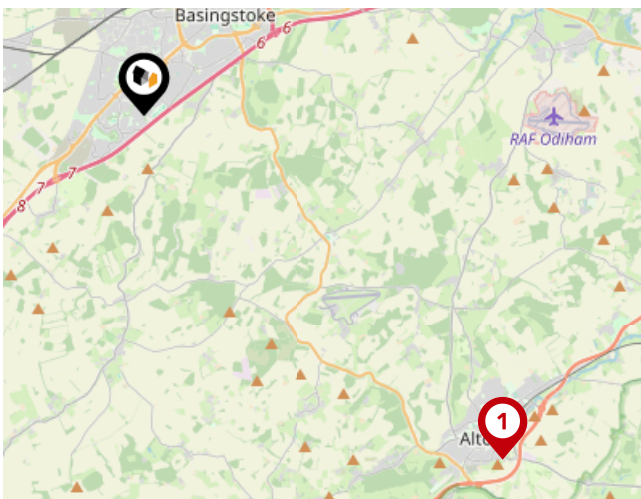
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Baptist Church	0.07 miles
2	Baptist Church	0.08 miles
3	Dankworth Road	0.07 miles
4	Stanford Road	0.08 miles
5	Newman Court	0.12 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.23 miles



Brockenhurst

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 !

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Brockenhurst or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.

Brockenhurst

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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