

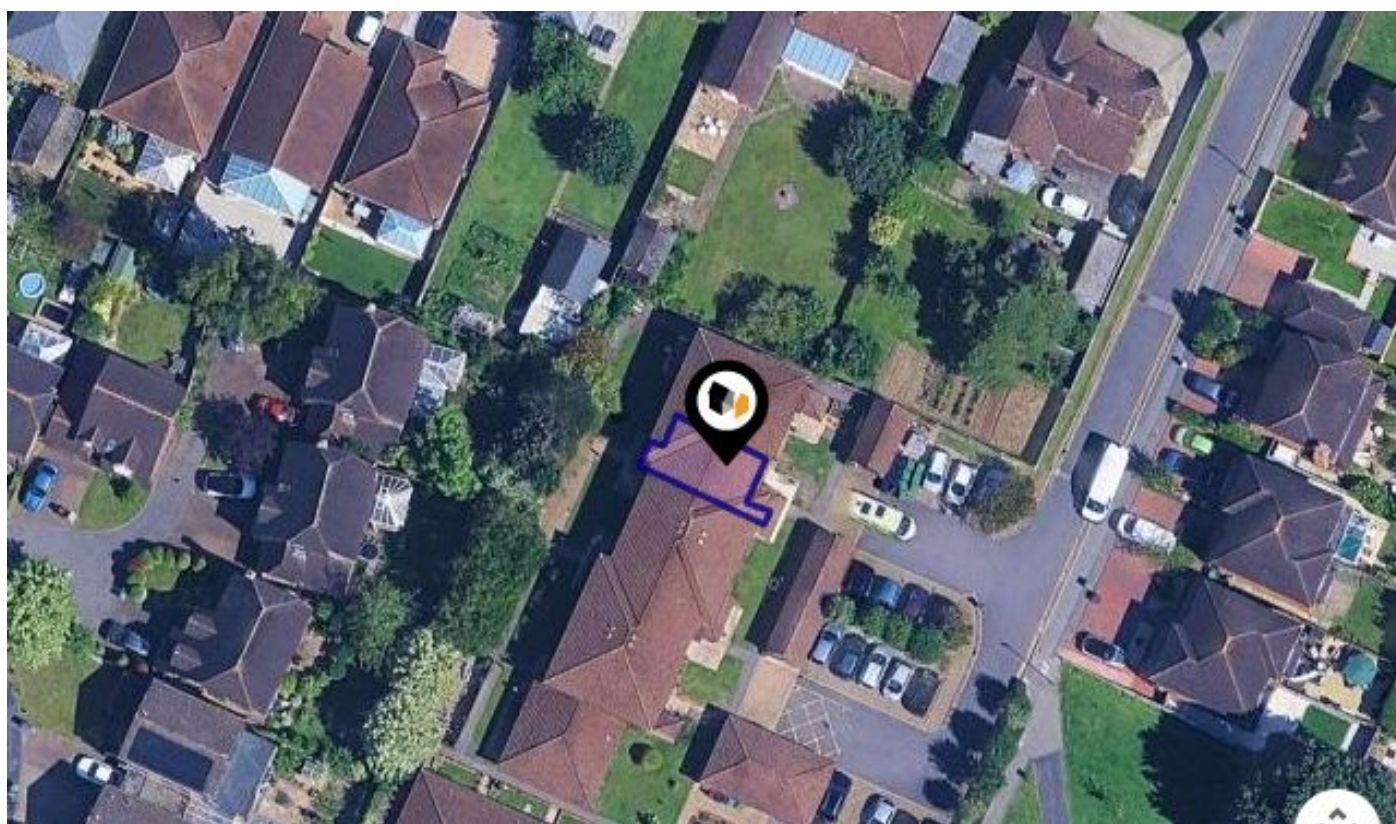


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th August 2025



8, KENDAL GARDENS, BASINGSTOKE, RG22 5HD

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

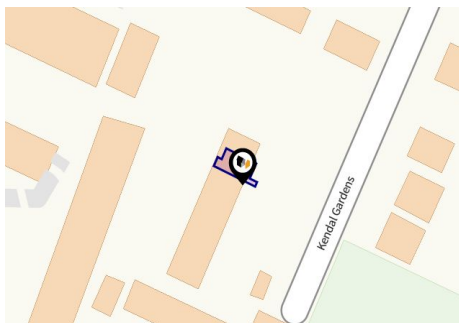
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Property Overview



Property

Type:	Terraced	Last Sold Date:	29/04/2016
Bedrooms:	1	Last Sold Price:	£110,000
Floor Area:	452 ft ² / 42 m ²	Last Sold £/ft ² :	£237
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	02/12/2018
Council Tax :	Band B	End Date:	01/09/2145
Annual Estimate:	£1,671	Lease Term:	159 years from 1 September 1986
Title Number:	HP865382	Term Remaining:	120 years
UPRN:	100060230831		

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

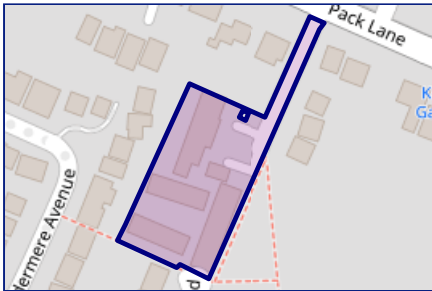
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

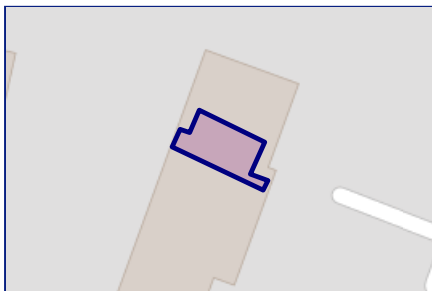


Freehold Title Plan



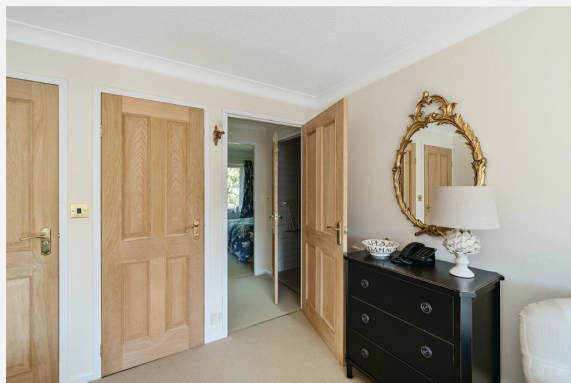
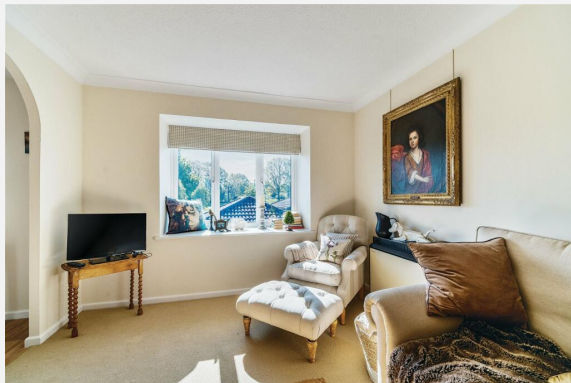
HP373650

Leasehold Title Plan



HP865382

Start Date:	02/12/2018
End Date:	01/09/2145
Lease Term:	159 years from 1 September 1986
Term Remaining:	120 years



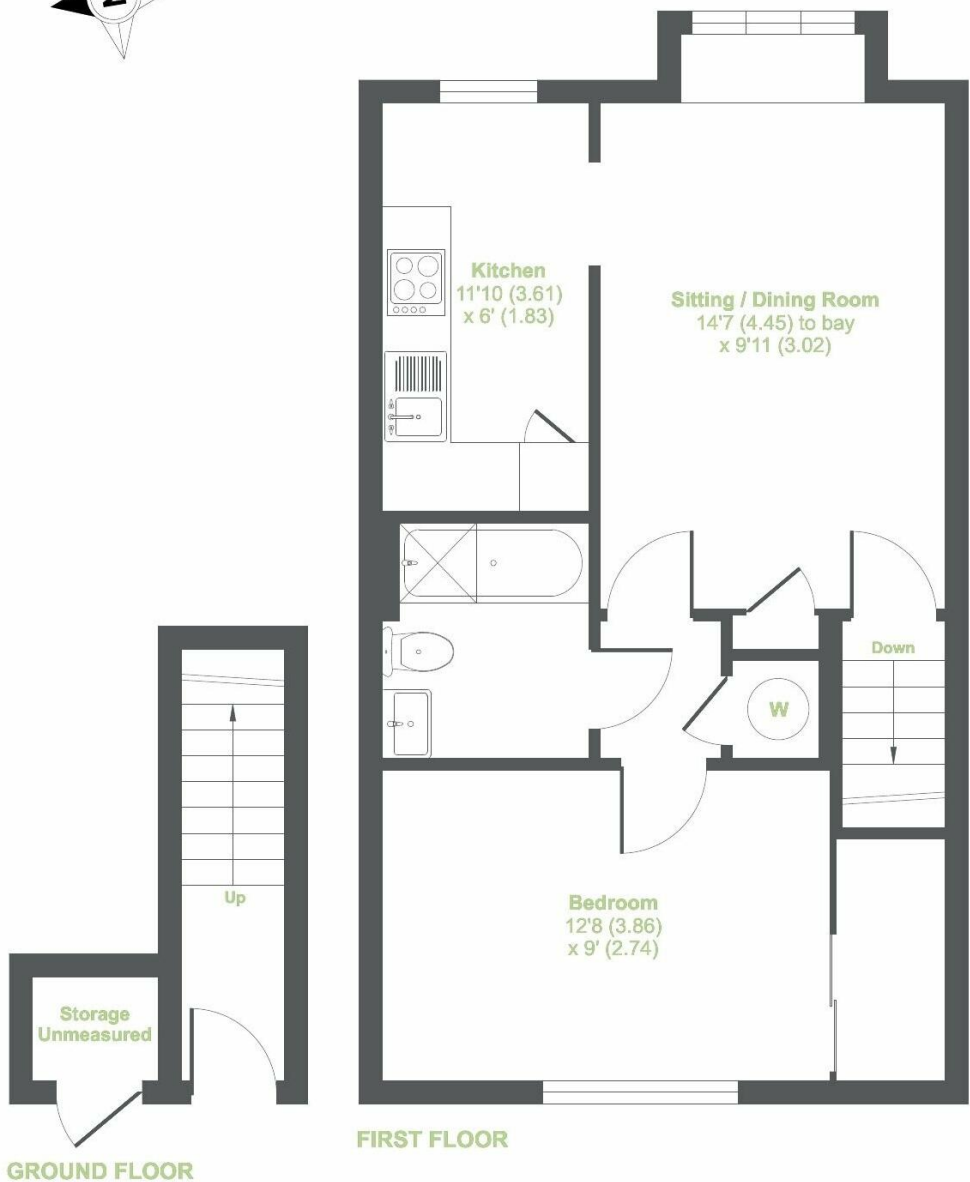


8, KENDAL GARDENS, BASINGSTOKE, RG22 5HD

Kendal Gardens, RG22

Approximate Area = 510 sq ft / 47.4 sq m (excludes Storage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brockenhurst Estate Agents. REF: 1117550



Property EPC - Certificate



8 Kendal Gardens, BASINGSTOKE, RG22 5HD		Energy rating C	
Valid until 19.06.2035		Certificate number 9717-3051-6206-3805-9204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

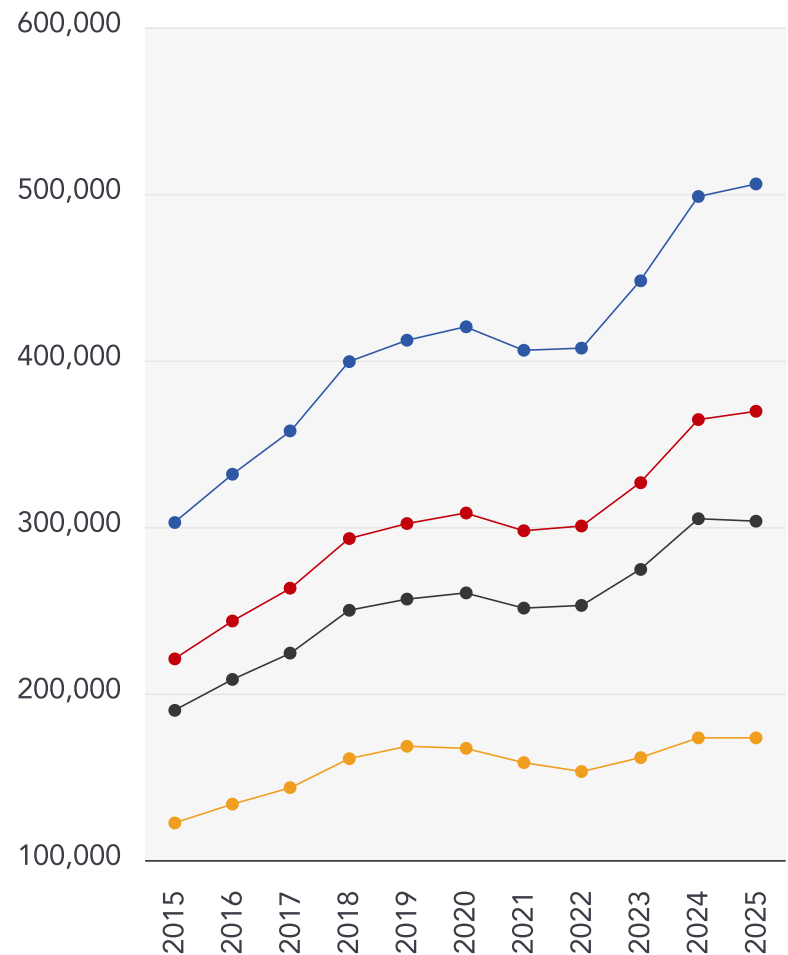
Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	42 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%

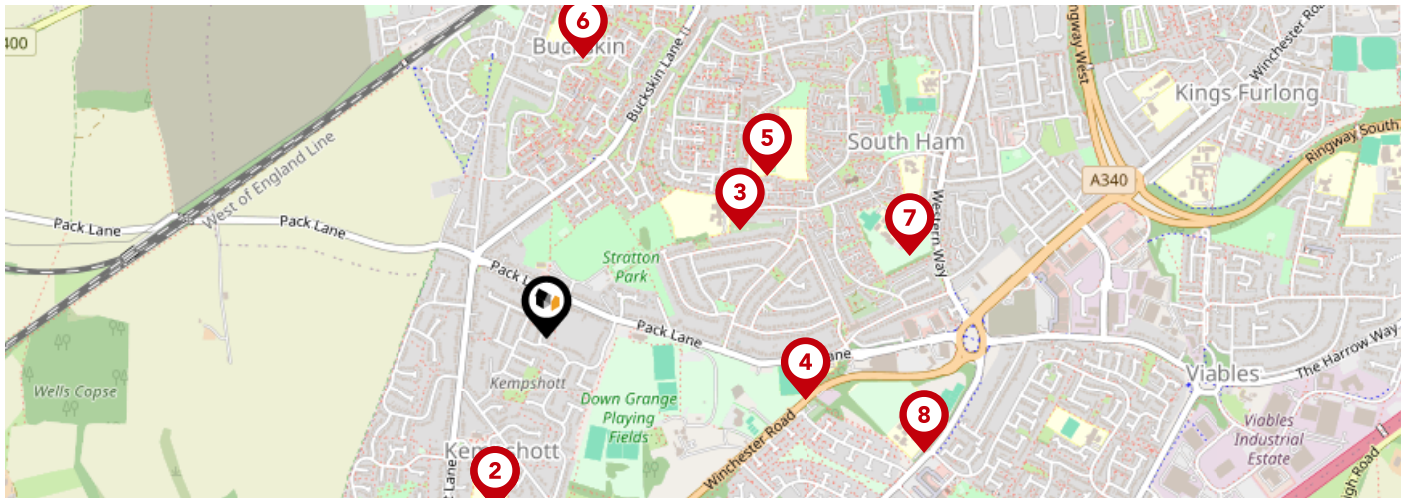
Terraced

+59.82%

Flat

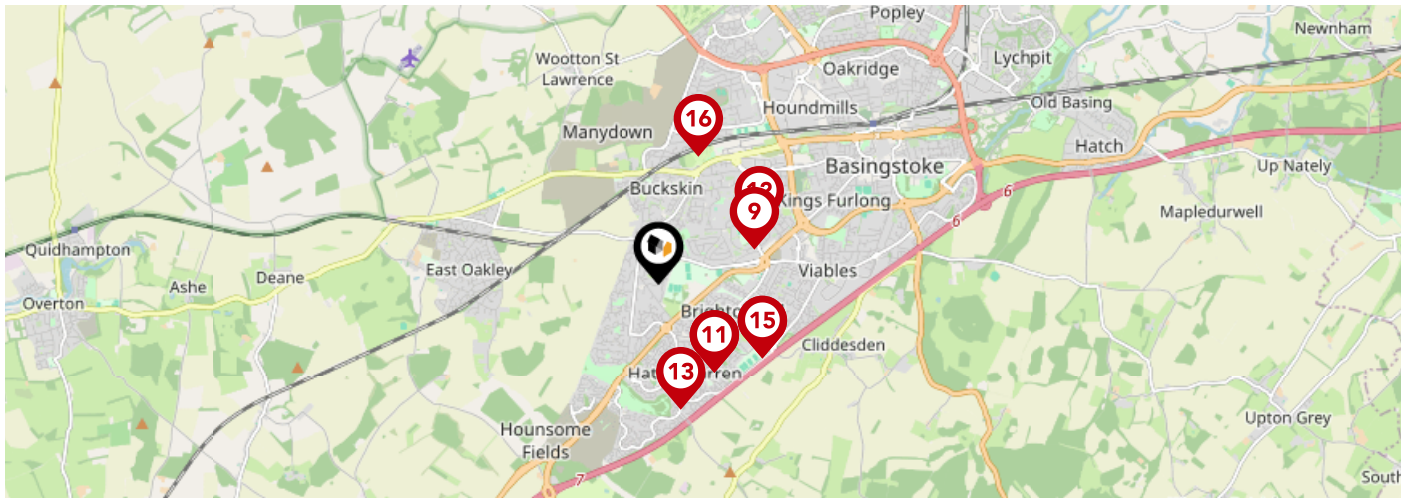
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:0.41	☐	☒	☐	☐	☐
2	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:0.41	☐	☒	☐	☐	☐
3	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.52	☐	☒	☐	☐	☐
4	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.62	☐	☐	☒	☐	☐
5	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:0.64	☐	☐	☒	☐	☐
6	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:0.66	☐	☒	☐	☐	☐
7	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.87	☐	☐	☒	☐	☐
8	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.92	☐	☐	☒	☐	☐

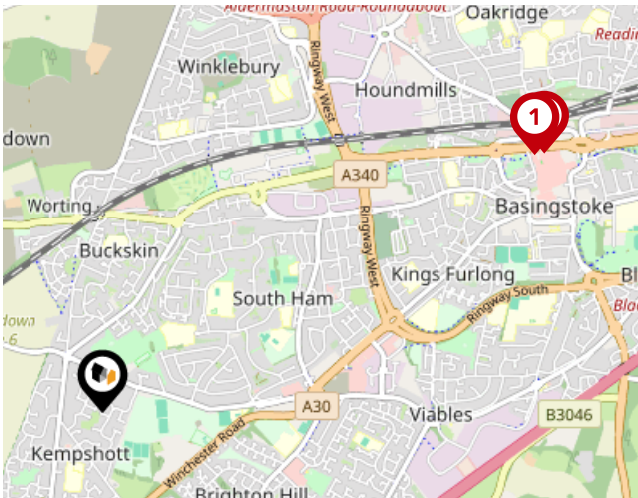
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.95	☐	☒	☐	☐	☐
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.97	☐	☒	☐	☐	☐
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.97	☐	☒	☐	☐	☐
	Limington House School Ofsted Rating: Good Pupils: 102 Distance:1.08	☐	☐	☒	☐	☐
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:1.17	☐	☒	☐	☐	☐
	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:1.18	☐	☒	☐	☐	☐
	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:1.18	☐	☒	☐	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:1.25	☐	☒	☐	☐	☐

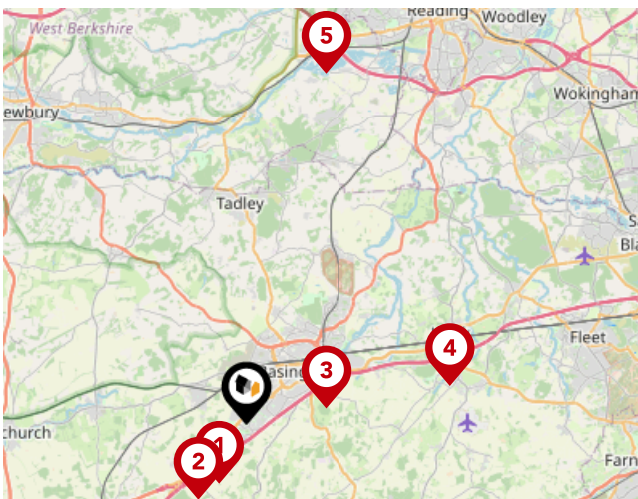
Area

Transport (National)



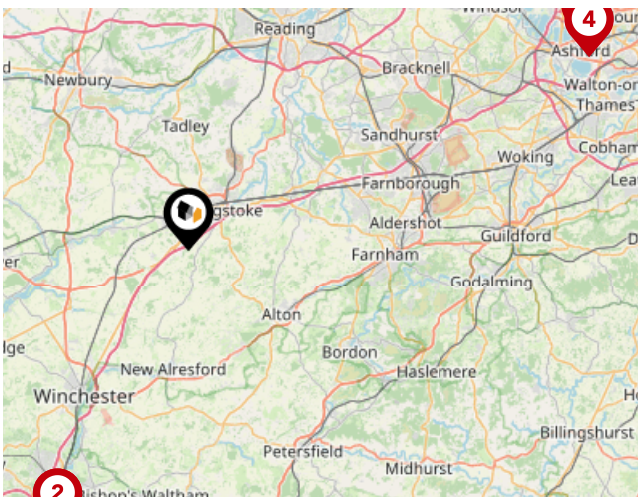
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.33 miles
2	Basingstoke Rail Station	2.38 miles
3	Overton Rail Station	5.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.45 miles
2	M3 J8	3.34 miles
3	M3 J6	3.03 miles
4	M3 J5	7.67 miles
5	M4 J12	13.34 miles

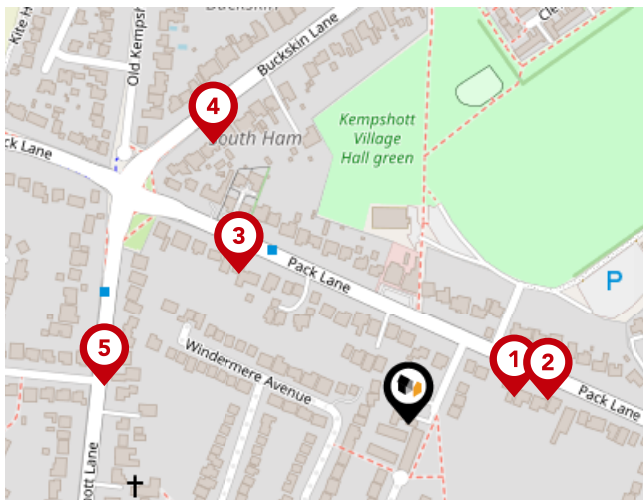


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.99 miles
2	Southampton Airport	22.99 miles
3	Heathrow Airport	33.26 miles
4	Heathrow Airport Terminal 4	33 miles

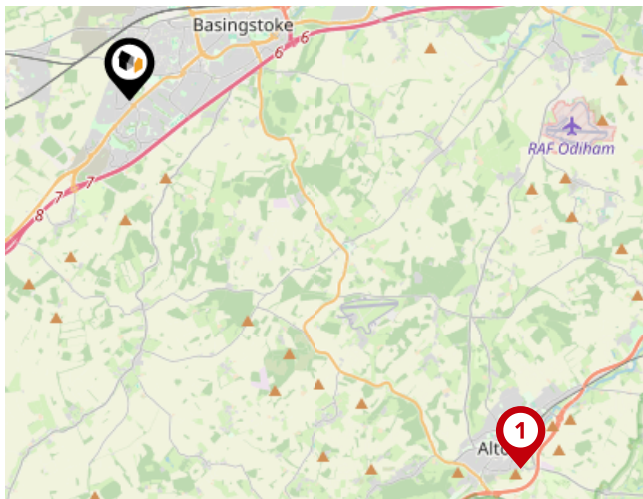
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kendal Gardens	0.06 miles
2	Kendal Gardens	0.08 miles
3	Fiveways	0.13 miles
4	Fiveways	0.2 miles
5	Fiveways	0.18 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.98 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

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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

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