

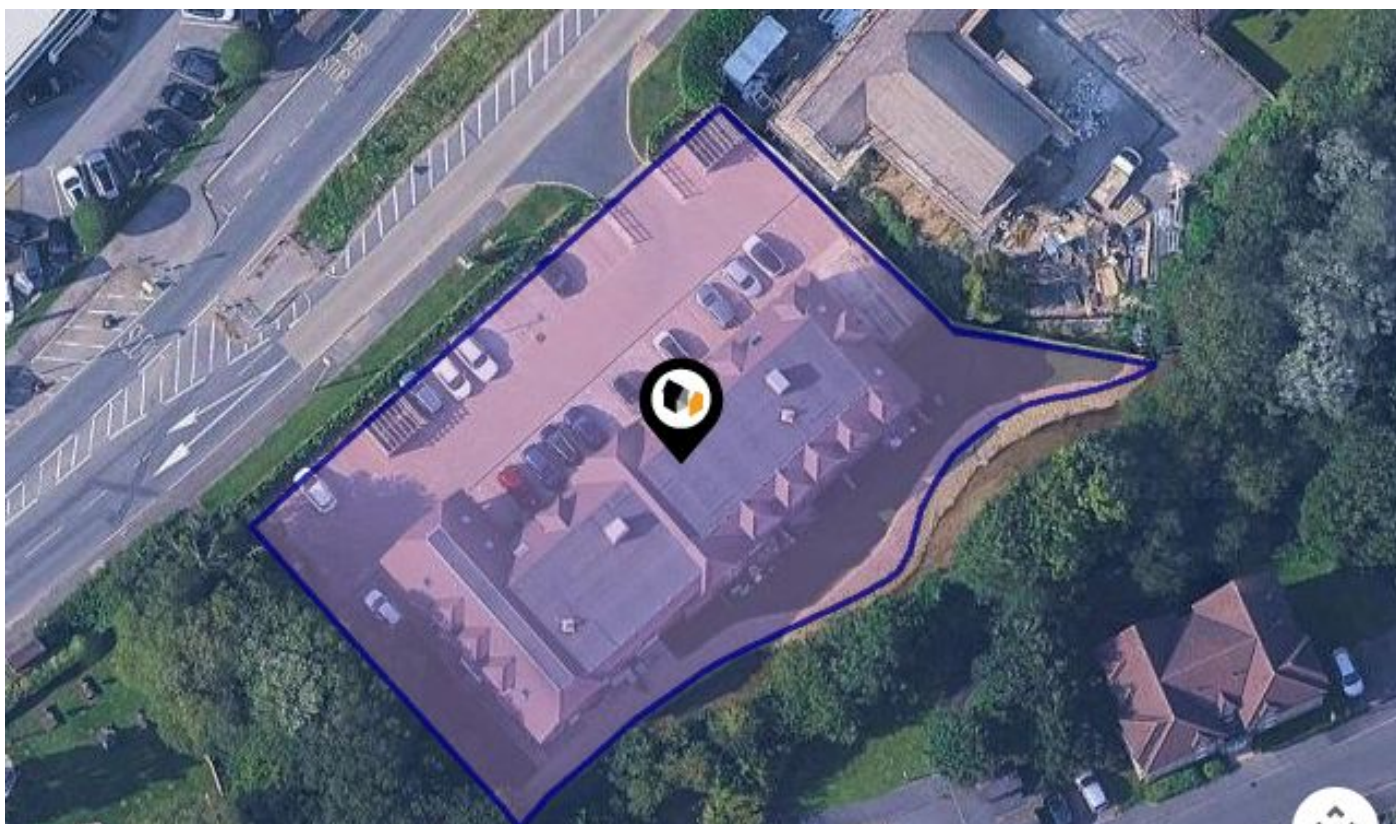


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**FLAT 10, LYDE COURT, LONDON ROAD, OLD BASING,  
BASINGSTOKE, RG24 7JL**

## **Brockenhurst**

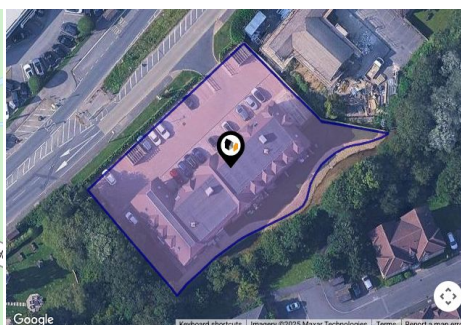
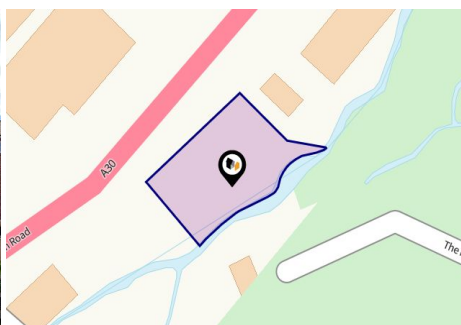
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>
Plot Area:	0.5 acres
Council Tax :	Band C
Annual Estimate:	£1,909
Title Number:	HP362255
UPRN:	10008095133

Last Sold Date:	02/03/2023
Last Sold Price:	£260,000
Last Sold £/ft <sup>2</sup> :	£309
Tenure:	Freehold

## Local Area

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

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

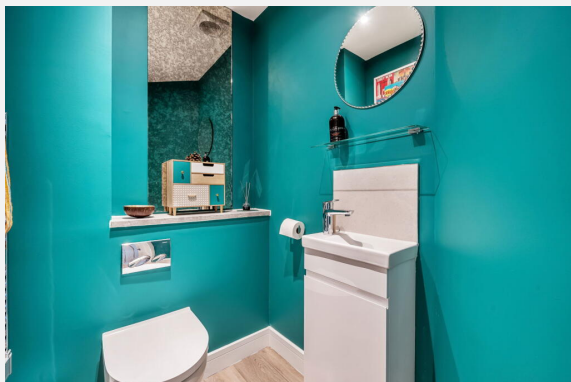
5	80	-
mb/s	mb/s	mb/s

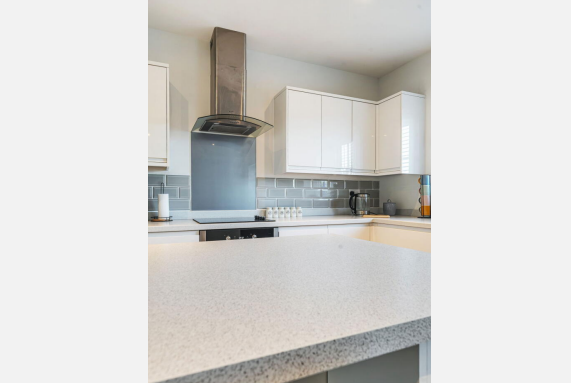
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







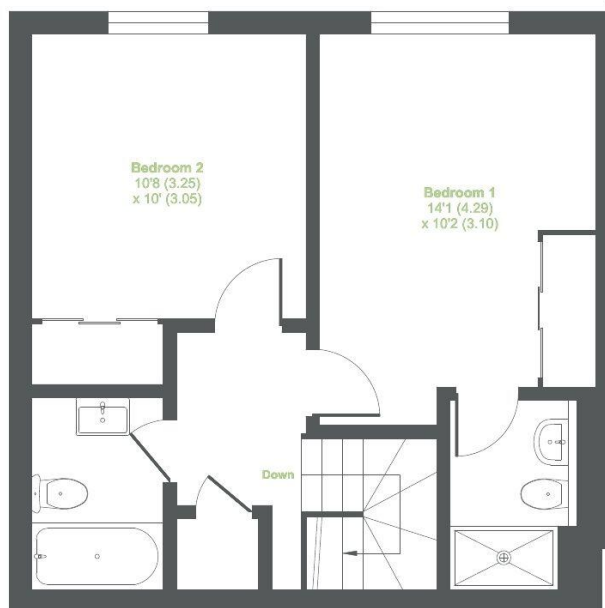


## FLAT 10, LYDE COURT, LONDON ROAD, OLD BASING, BASINGSTOKE, RG24 7JL

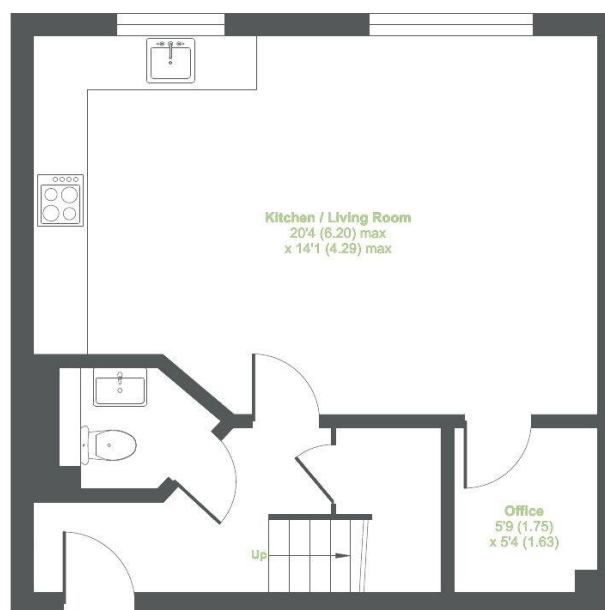
**Lyde Court, London Road, Old Basing, Basingstoke, RG24**

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1238294



# Property EPC - Certificate



FLAT 10, LYDE COURT, LONDON ROAD, OLD BASING, RG24 7JL		Energy rating <b>C</b>	
Valid until 16.11.2032		Certificate number 9891-3487-8897-2292-2261	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76   c	76   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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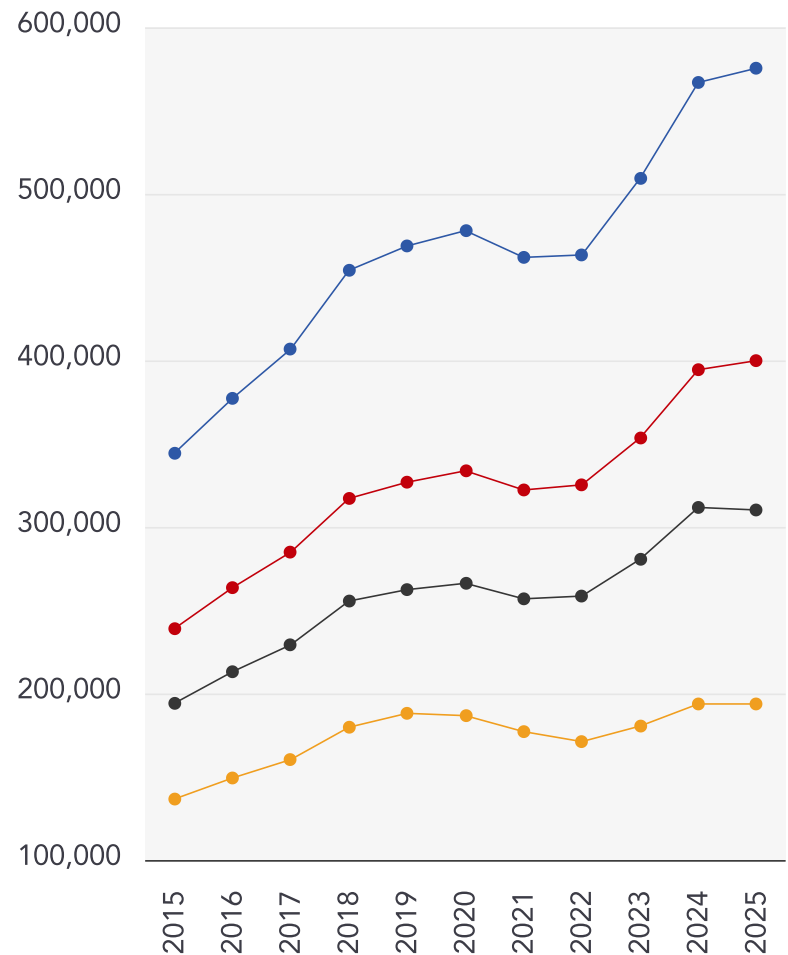
<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Average thermal transmittance 0.21 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	(other premises above)
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Energy:</b>	Very poor
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> K
<b>Floors Energy:</b>	Very good
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	Air permeability 4.9 m <sup>3</sup> /h.m <sup>2</sup> (as tested)
<b>Air Tightness Energy:</b>	Good
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG24



Detached

**+67.16%**

Semi-Detached

**+67.36%**

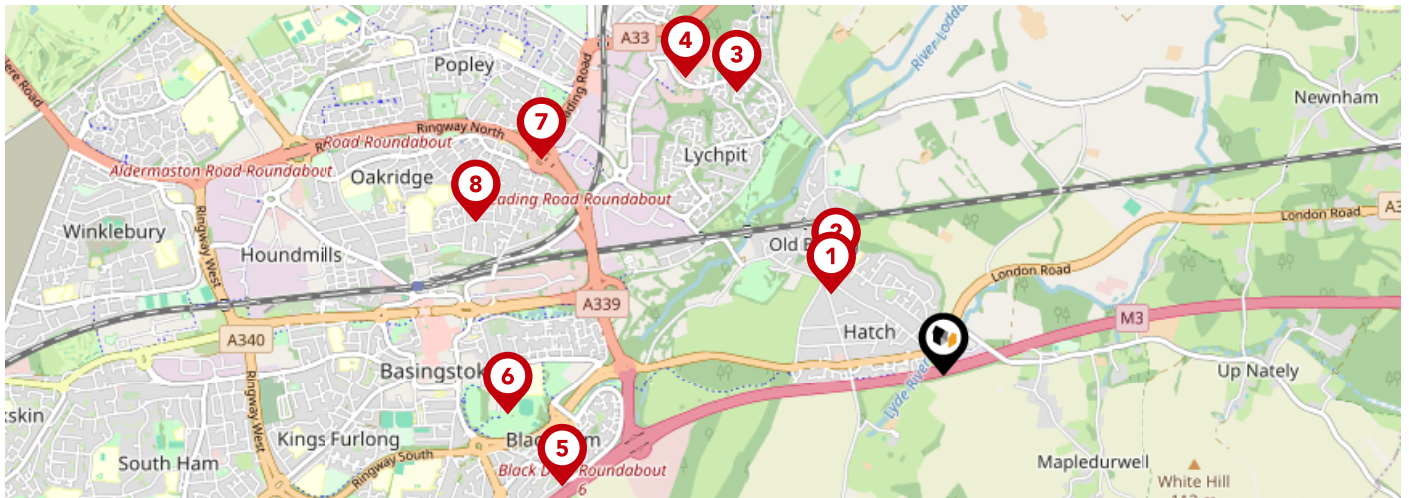
Terraced

**+59.82%**

Flat

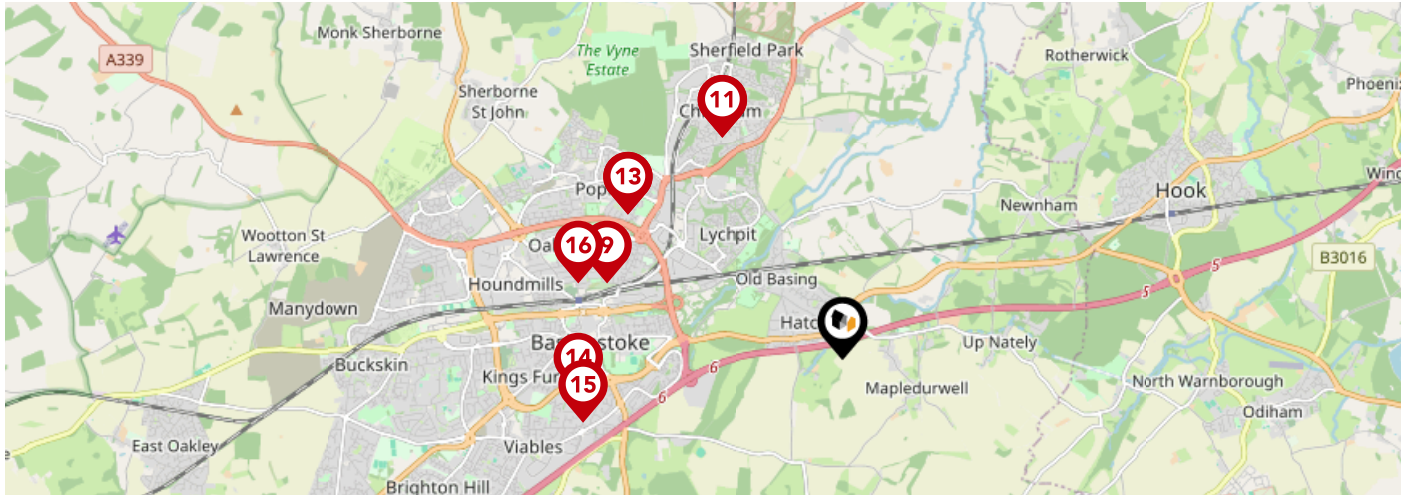
**+41.79%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Old Basing Infant School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Outstanding   Pupils: 349   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great Binfields Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Inclusion Hampshire</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Rucstall Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Costello School</b> Ofsted Rating: Good   Pupils: 1215   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chiltern Way Academy Austen</b> Ofsted Rating: Requires improvement   Pupils: 136   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>South View Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 225   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

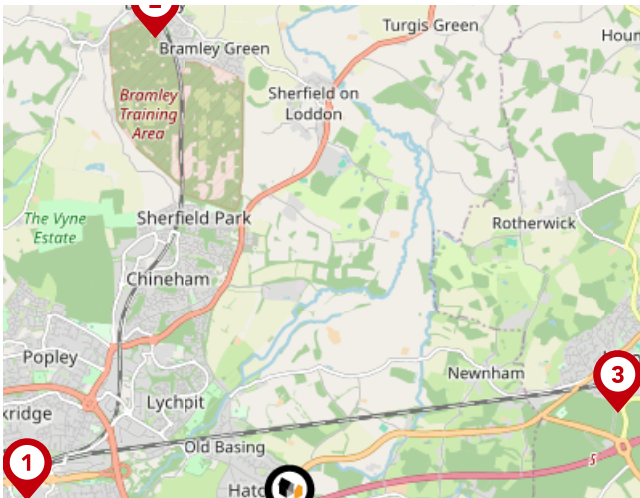
# Area Schools






		Nursery	Primary	Secondary	College	Private
	<b>South View Junior School</b> Ofsted Rating: Good   Pupils: 263   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Four Lanes Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Four Lanes Community Junior School</b> Ofsted Rating: Good   Pupils: 352   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marnel Junior School</b> Ofsted Rating: Outstanding   Pupils: 438   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marnel Community Infant School</b> Ofsted Rating: Outstanding   Pupils: 358   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fairfields Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Mary's College</b> Ofsted Rating: Good   Pupils:0   Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dove House Academy</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

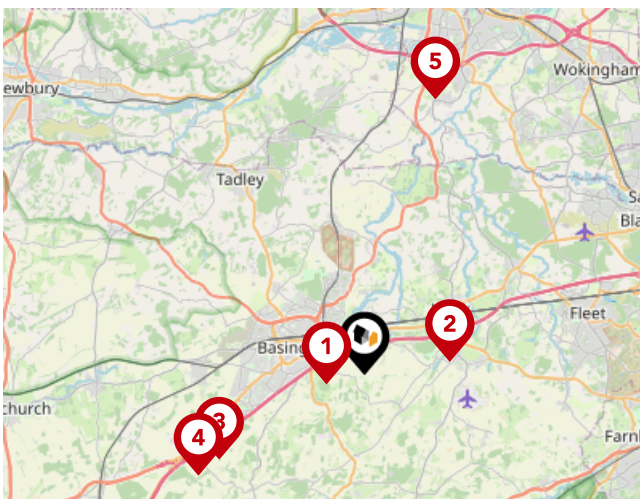
# Area

## Transport (National)








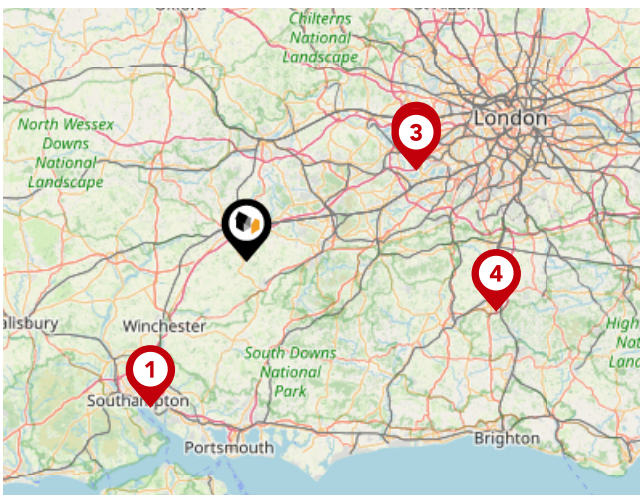
### National Rail Stations

Pin	Name	Distance
	Basingstoke Rail Station	2.45 miles
	Bramley (Hants) Rail Station	4.71 miles
	Hook Rail Station	3.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M3 J6	1.5 miles
	M3 J5	3.13 miles
	M3 J7	6.31 miles
	M3 J8	7.28 miles
	M4 J11	10.56 miles

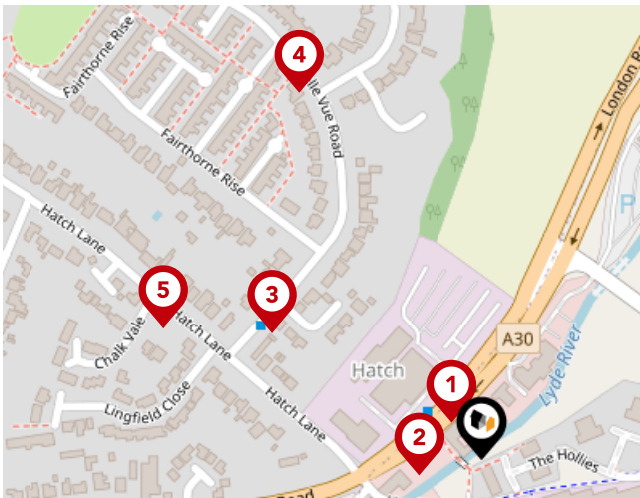


### Airports/Helipads

Pin	Name	Distance
	Southampton Airport	25.99 miles
	Heathrow Airport	28.92 miles
	Heathrow Airport Terminal 4	28.63 miles
	Gatwick Airport	37.77 miles

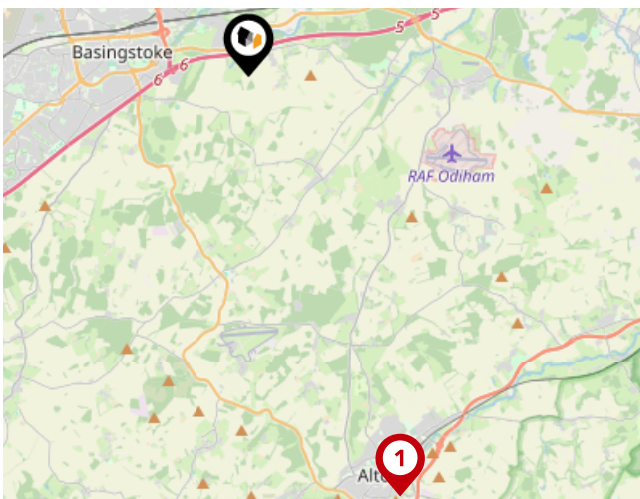
# Area

## Transport (Local)



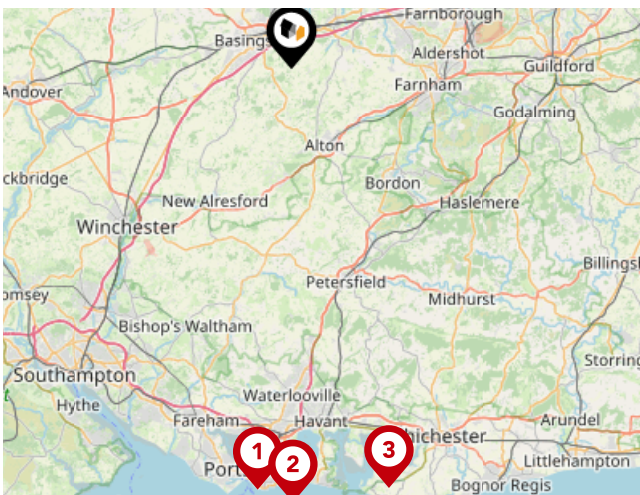
### Bus Stops/Stations

Pin	Name	Distance
	The Hatch	0.03 miles
	The Hatch	0.04 miles
	Batchelor Drive	0.14 miles
	Cavalier Road	0.24 miles
	Chalk Vale	0.2 miles



### Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	8.28 miles



### Ferry Terminals

Pin	Name	Distance
	Portsmouth International Cruise & Ferry Terminal	31.45 miles
	Eastney Ferry Landing	32.38 miles
	Bosham Hoe Ferry Landing	32.08 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

## 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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