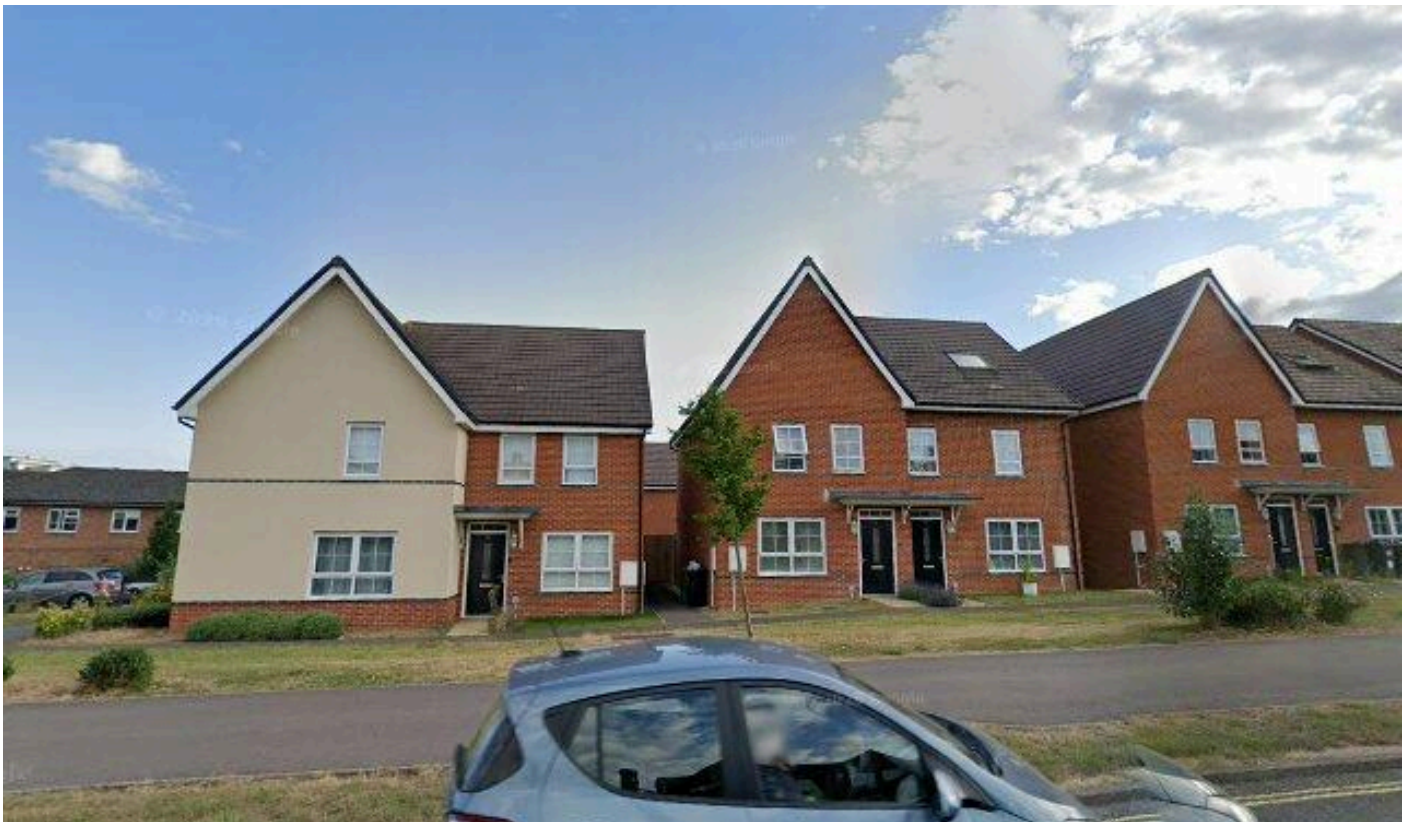
BROCKENHURST
estate agents

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



6, USHER PLACE, BASINGSTOKE, RG21 6BF

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

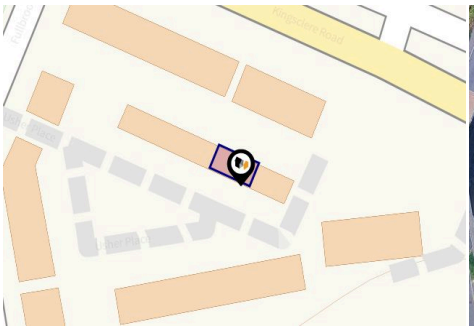
basingstoke@brockenhurst.info

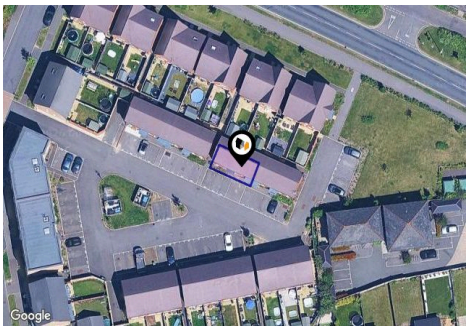
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Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	559 ft^2 / 52 m^2		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,754		
Title Number:	HP855382		
UPRN:	10008503620		
Restrictive Covenants:	No		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

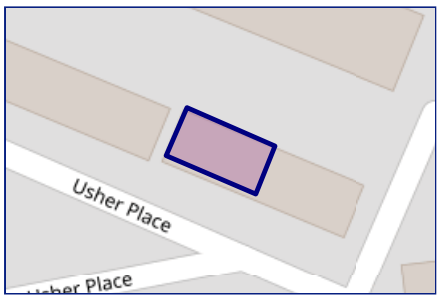
Property
Multiple Title Plans

Freehold Title Plan



HP686784

Leasehold Title Plan



HP855382

Start Date:	08/04/2021
End Date:	09/04/2146
Lease Term:	125 years from and including 9 April 2021
Term Remaining:	119 years

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Gallery
Photos

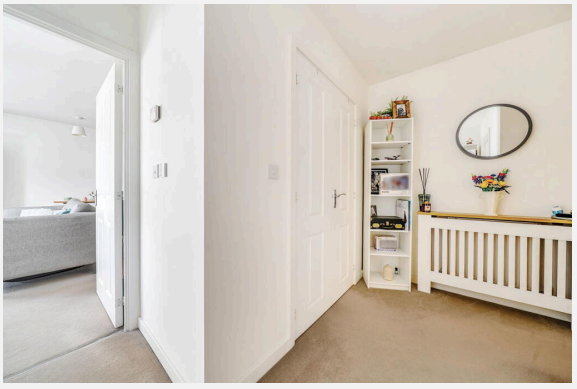
















Gallery
Photos



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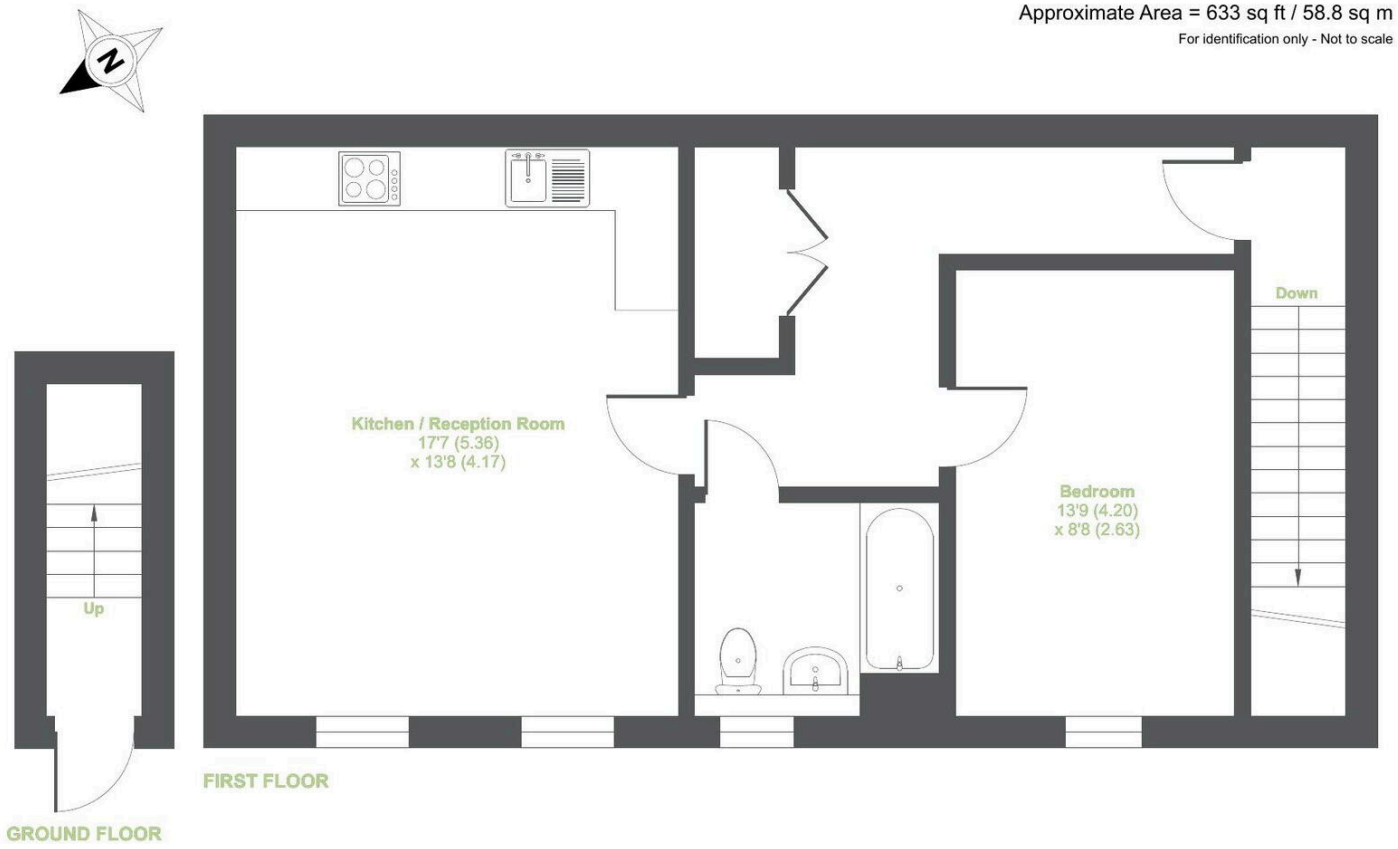
Gallery
Floorplan

6, USHER PLACE, BASINGSTOKE, RG21 6BF

Usher Place, Basingstoke, RG21

Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brockenhurst Estate Agents. REF: 1540553

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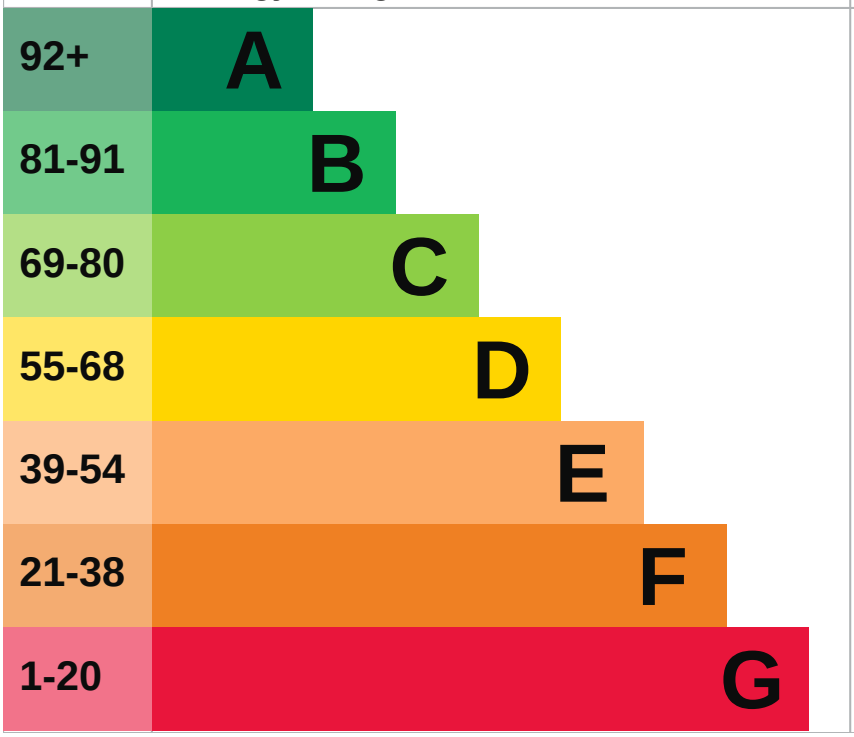
Property
EPC - Certificate

6 USHER PLACE, RG21 6BF

Energy rating

B

Valid until 16.12.2030



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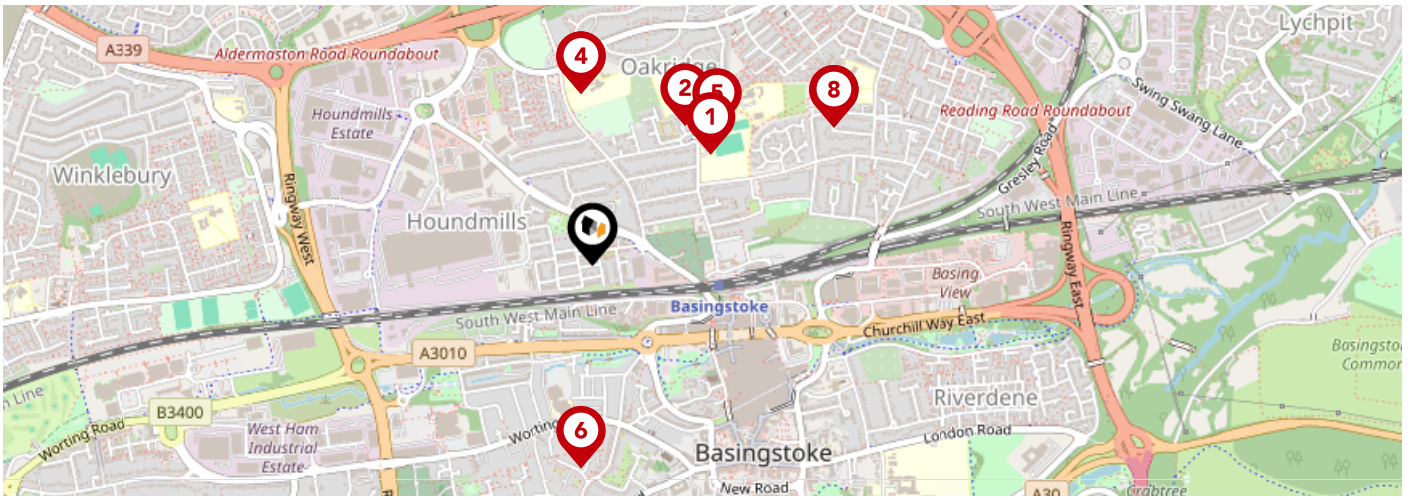
Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	Top floor
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	52 m^2

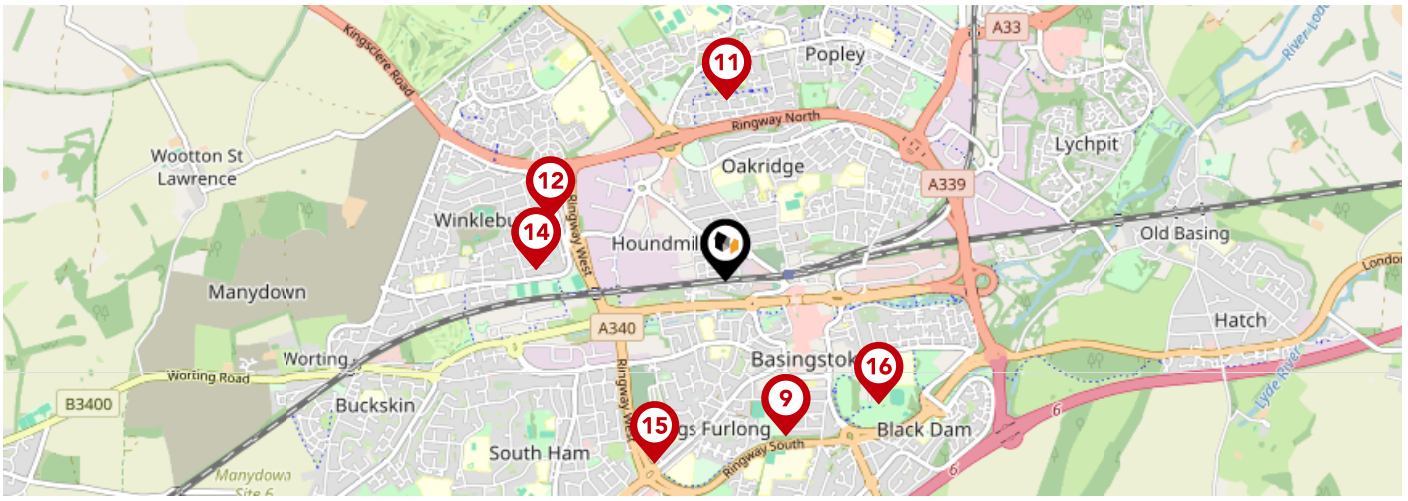
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:0.38	☐	☐	☑	☐	☐
2	Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:0.39	☐	☑	☐	☐	☐
3	Oakridge Infant School Ofsted Rating: Good | Pupils: 336 | Distance:0.4	☐	☑	☐	☐	☐
4	Oakridge Junior School Ofsted Rating: Good | Pupils: 347 | Distance:0.4	☐	☑	☐	☐	☐
5	Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:0.43	☐	☐	☑	☐	☐
6	Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:0.47	☐	☐	☑	☐	☐
7	South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:0.65	☐	☑	☐	☐	☐
8	South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.65	☐	☑	☐	☐	☐

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Area
Schools

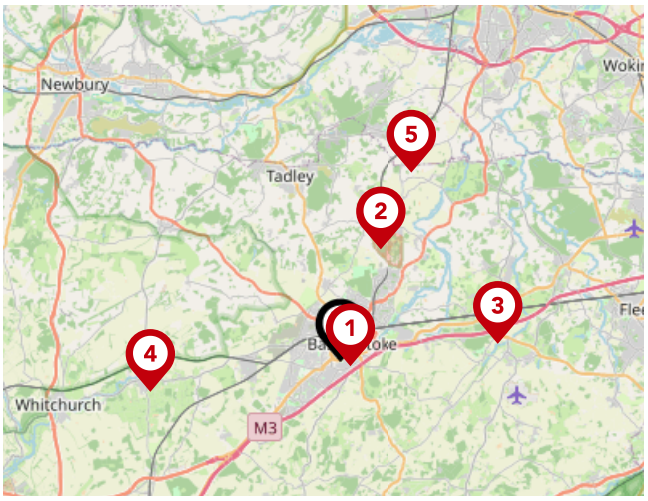


	Nursery	Primary	Secondary	College	Private
9 Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.78	☐	☑	☐	☐	☐
10 Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.84	☐	☑	☐	☐	☐
11 Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:0.84	☐	☑	☐	☐	☐
12 Chiltern Way Academy Futures Ofsted Rating: Not Rated | Pupils:0 | Distance:0.86	☐	☐	☑	☐	☐
13 Winklebury Junior School Ofsted Rating: Good | Pupils: 212 | Distance:0.88	☐	☑	☐	☐	☐
14 Winklebury Infant School Ofsted Rating: Good | Pupils: 175 | Distance:0.88	☐	☑	☐	☐	☐
15 Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:0.91	☐	☑	☐	☐	☐
16 The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:0.91	☐	☐	☑	☐	☐

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Area

Transport (National)



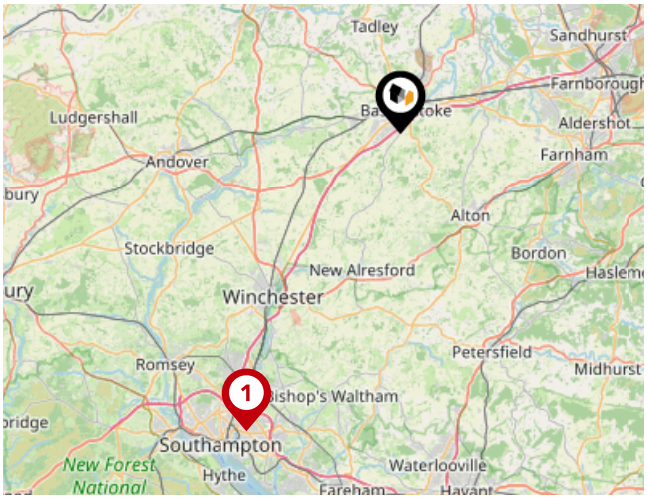
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.37 miles
2	Bramley (Hants) Rail Station	4.4 miles
3	Hook Rail Station	5.82 miles
4	Overton Rail Station	7.16 miles
5	Mortimer Rail Station	7.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.47 miles
2	M3 J7	4.47 miles
3	M3 J8	5.41 miles
4	M3 J5	5.83 miles
5	M4 J11	11.17 miles

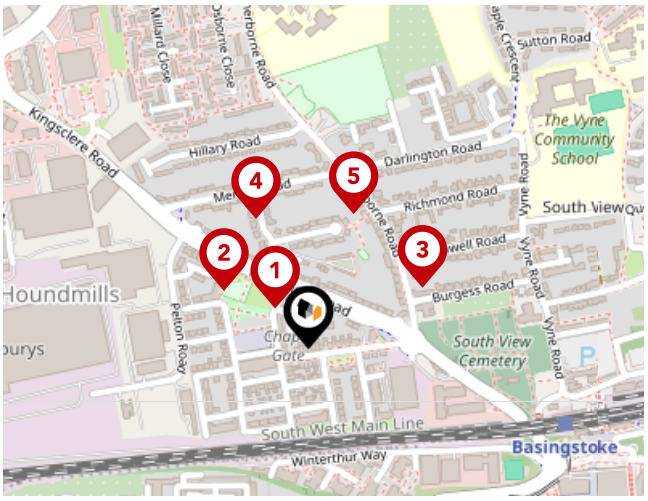


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	24.91 miles

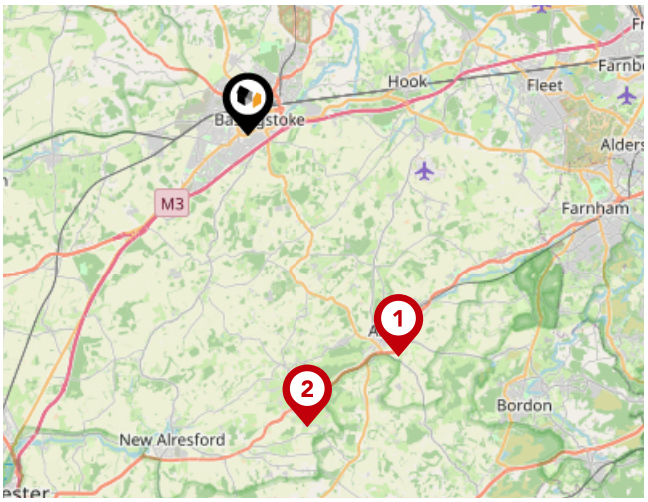
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Area
Transport (Local)



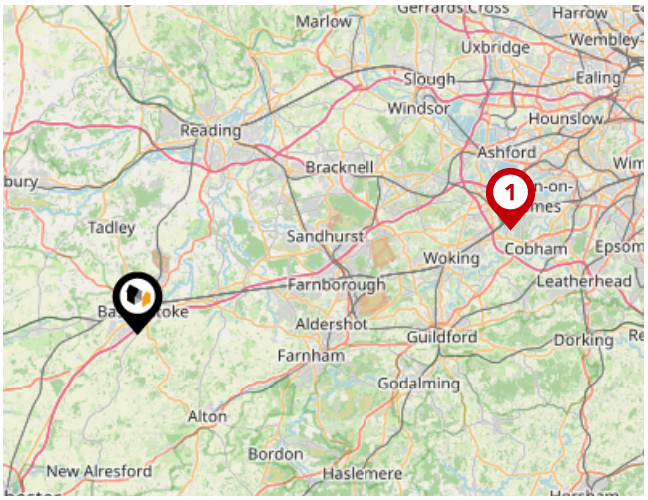
Bus Stops/Stations

Pin	Name	Distance
1	Chapel Gate	0.06 miles
2	Chapel Gate	0.11 miles
3	Sherborne Road	0.14 miles
4	Lancaster Road	0.16 miles
5	Merton Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.88 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.03 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	28.63 miles

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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.

Brockenhurst
Testimonials

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 !

Agent
Disclaimer

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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Brockenhurst

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basingstoke@brockenhurst.info
www.brockenhurst.info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail