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26 Winchester Street, Basingstoke, RG21 7DZ

(Corner of New Street)

Tel: 01256 332 971 Fax: 01256 332 972

email: basingstoke@leaders.co.uk

www.leaders.co.uk



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The Leaders guide to
Buy To Let

in Basingstoke



Investing in Basingstoke

Basingstoke is an old market town situated in Northeast Hampshire, near Reading and Winchester. Basingstoke is the home of Britain's oldest and most respected motoring organisation, the AA.

Entertainment

Basingstoke town has a large multiple screen cinema, The Vue, for movie buffs as well as arts and entertainment venues like the Haymarket Theatre, the Milestones Museum of local history. The nightlife is split between Festival Square and The Top of The Town. The area has a range of parks and open spaces for all ages. Eastrop Park, which has held a green flag award for the past nine years, has a range of activities to keep you occupied, from a boating lake to a paddling pool, a tree trail, crazy golf course, a wildlife pond and children's playground. Or Black Dam ponds and Crabtree Plantation have a lot to offer for the wildlife interested visitors. Or relax in the War Memorial Park.

Sports

Outside the Town Centre, there is a leisure park featuring the Aquadrome swimming pool, an ice rink, bowling alley, Bingo club. Basingstoke Town F.C. play in the Blue Square Conference South. The Basingstoke Rugby Football Club play in Rugby Football Union's Powergen South West League 1, and the Basingstoke Bison ice hockey team play in the English Premier Ice Hockey League. Basingstoke also has a swimming team, known as the Basingstoke Bluefins and an American Flag Football Team known as the Basingstoke Zombie Horde. Plans have recently been announced for a new multi-million pound sports facility at Down Grange, which would be suitable for many sports. Proposals include a stadium for Basingstoke Town FC and Basingstoke RFC which would be up to the standard of the Football League, a new 8 lane athletics track and hockey pitch, as well as a gym, swimming pool, hotel and conference facilities.

Shopping

Basingstoke boasts a vibrant destination retail sector. The Festival Place (covered) shopping centre offers a wide range of shops such as a very large Debenhams department store, H & M, Zara, French Connection, Monsoon, Jones footwear and a large BHS. Together with all major coffee shops having stores for when you need a rest after all that shopping! The Malls is an older shopping centre and offers such retailers as WH Smith and Sainsbury.

Communications

Basingstoke has efficient transport links to surrounding urban centres as well as London, proving an extremely popular place for commuters to live: the town is ideally placed for access to both the M3 and M4 motorways, giving easy access to London, Reading and Southampton. Basingstoke also offers railway services into London Waterloo, as well as First Great Western services into London Paddington.



What to buy

Please note that the figures below are based on recent sales in Basingstoke and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Low	£ 95K - £100K	£ 450 - £ 525 PCM
One bed flat (Purpose built)	High	£100K - £165K	£ 550 - £ 625 PCM
One bed flat (Conversion)	Medium	£100K - £150K	£ 525 - £ 625 PCM
Two bed flat (Conversion)	Medium	£150K - £200K	£ 650 - £ 725 PCM
Two bed flat (Purpose built)	Very High	£145K - £200K	£ 695 - £ 775 PCM
Two Bed house (Terrace)	Very High	£150K - £230K	£ 695 - £ 795 PCM
Three bed house (Semi)	High	£170K - £275K	£ 750 - £ 950 PCM
Three bed house (Terraced)	Very High	£160K - £275K	£ 750 - £ 900 PCM
Detached (4 Bed +)	Low	£280K+	£900 + PCM

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob, carpets, curtains and light fittings.

