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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19<sup>th</sup> June 2024



## ENGLEFIELD HOUSE, MOULSFORD MEWS, READING, RG30

**Avocado Property**

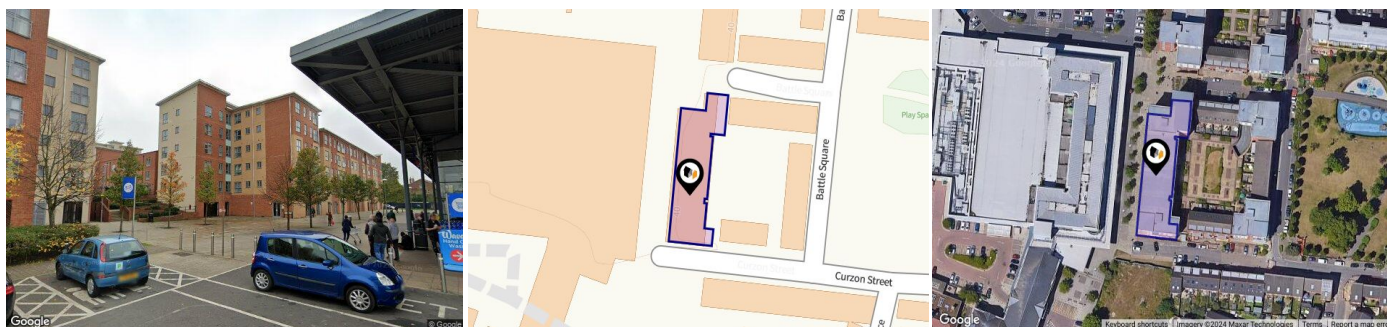
07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	22/08/2013
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>End Date:</b>	01/01/2137
<b>Plot Area:</b>	0.28 acres	<b>Lease Term:</b>	125 years from 1 January 2012
<b>Year Built :</b>	2013	<b>Term Remaining:</b>	112 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,104		
<b>Title Number:</b>	BK457340		

## Local Area

<b>Local Authority:</b>	Reading
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



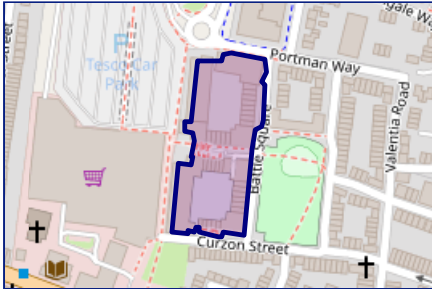
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

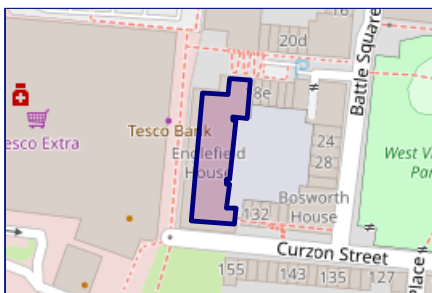


## Freehold Title Plan



**BK450931**

## Leasehold Title Plan



**BK457340**

Start Date: 22/08/2013  
End Date: 01/01/2137  
Lease Term: 125 years from 1 January 2012  
Term Remaining: 112 years

# Property EPC - Certificate



Englefield House, Moulsoford Mews, RG30

Energy rating

C

Valid until 14.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

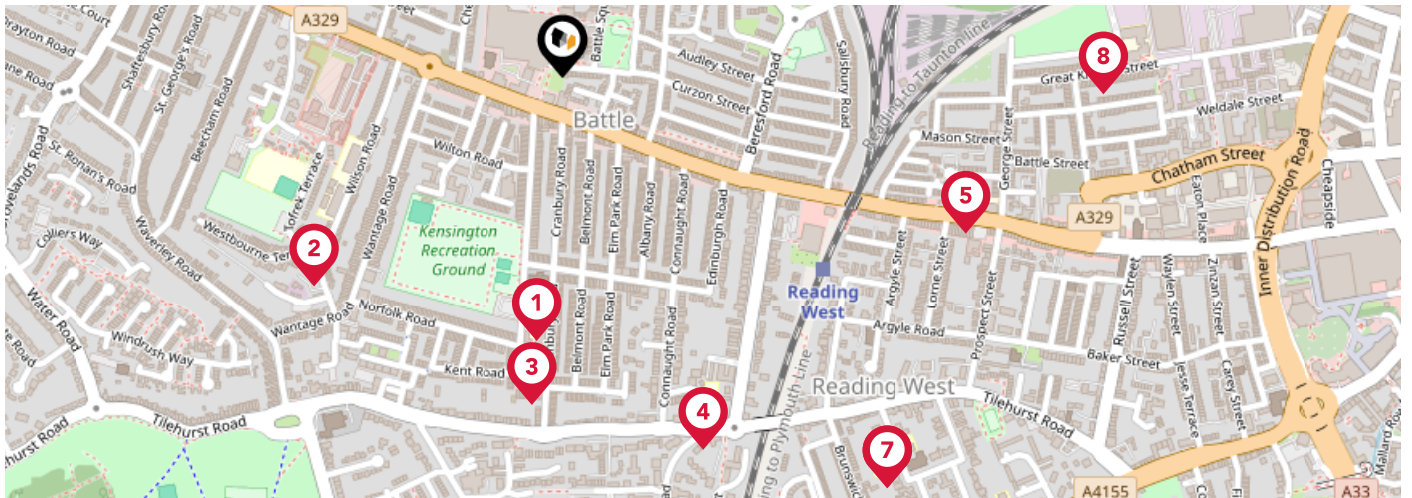
## EPC - Additional Data



### Additional EPC Data

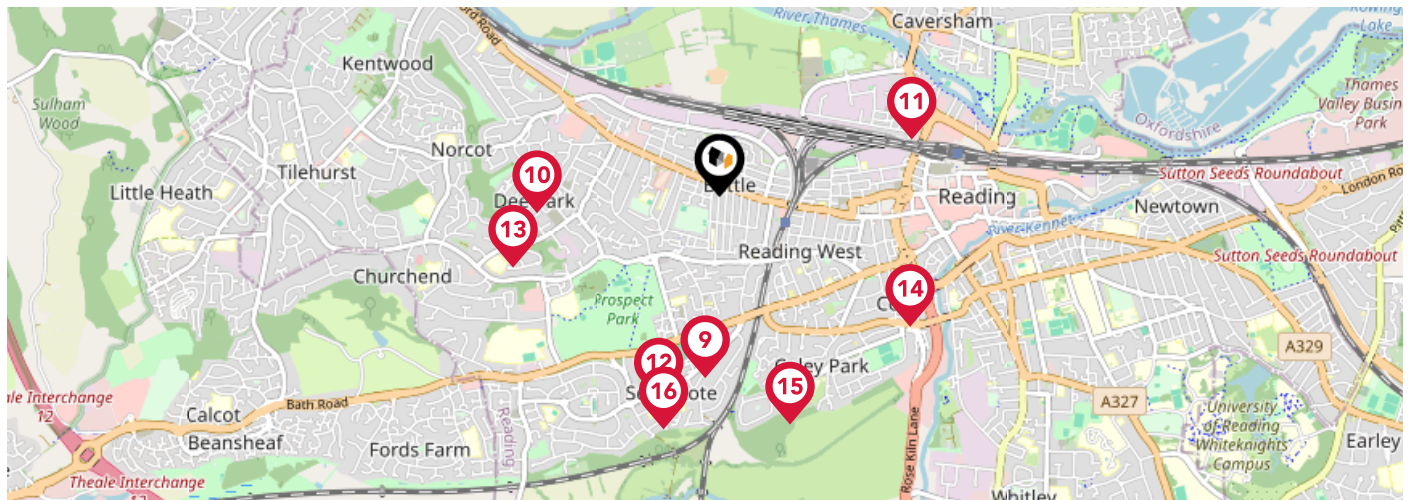
<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating, programmer and TRVs
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	To unheated space, insulated (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Battle Primary Academy</b> Ofsted Rating: Good   Pupils: 427   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wilson Primary School</b> Ofsted Rating: Good   Pupils: 466   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cranbury College</b> Ofsted Rating: Good   Pupils:0   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Edward's Prep</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oxford Road Community School</b> Ofsted Rating: Good   Pupils: 255   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints Church of England Aided Infant School</b> Ofsted Rating: Good   Pupils: 61   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints Junior School</b> Ofsted Rating: Outstanding   Pupils: 97   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Civitas Academy</b> Ofsted Rating: Good   Pupils: 227   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

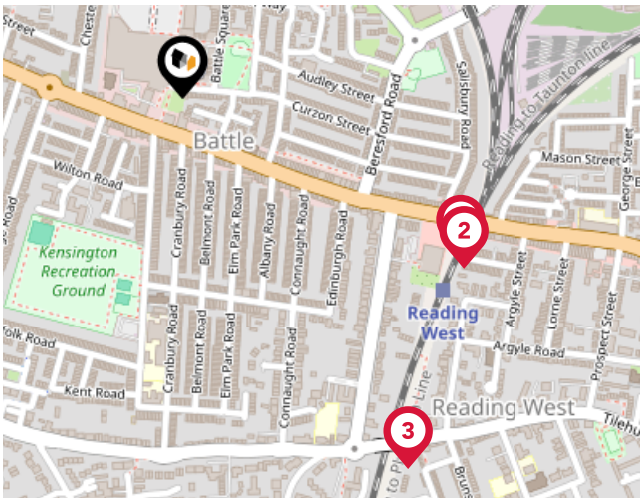
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The WREN School</b> Ofsted Rating: Good   Pupils: 772   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ranikhet Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>E P Collier Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Blessed Hugh Faringdon Catholic School</b> Ofsted Rating: Good   Pupils: 863   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>English Martyrs' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Coley Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Mary &amp; All Saints Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 329   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Southcote Primary School</b> Ofsted Rating: Good   Pupils: 609   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

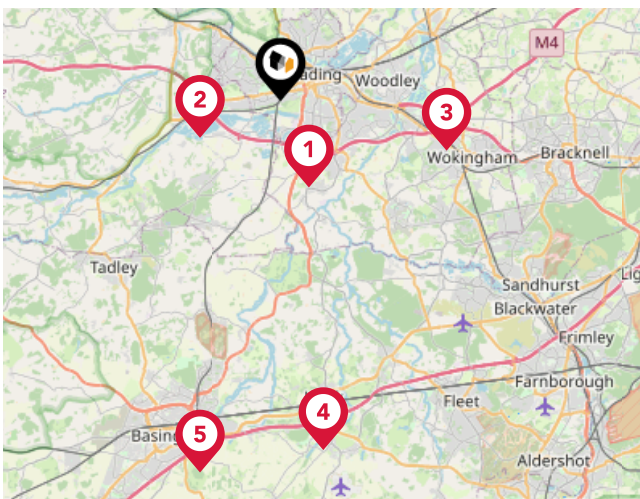
# Area

## Transport (National)



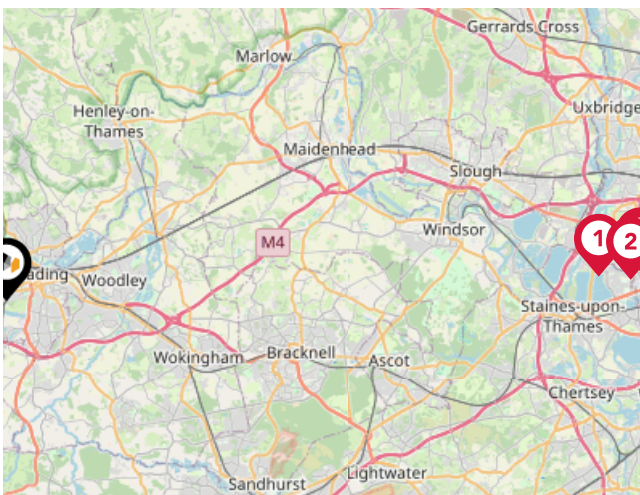
### National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.37 miles
2	Reading West Rail Station	0.38 miles
3	Reading West Rail Station	0.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.36 miles
2	M4 J12	3.21 miles
3	M4 J10	6.45 miles
4	M3 J5	13.05 miles
5	M3 J6	14.06 miles



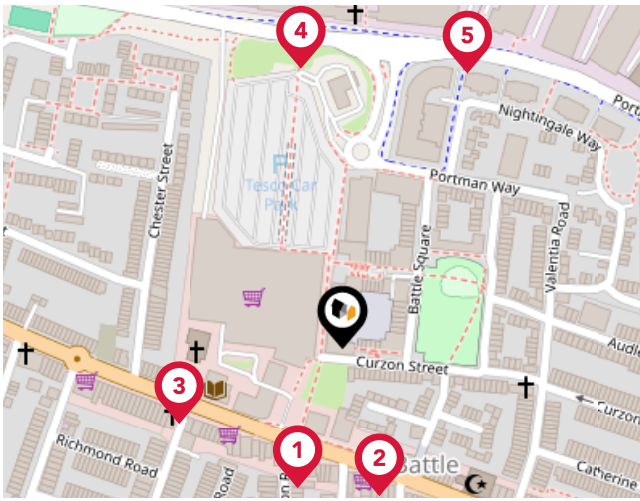
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	21.97 miles
2	London Heathrow Airport Terminal 3	23.12 miles
3	London Heathrow Airport	23.5 miles
4	London Heathrow Airport Terminal 1	23.55 miles



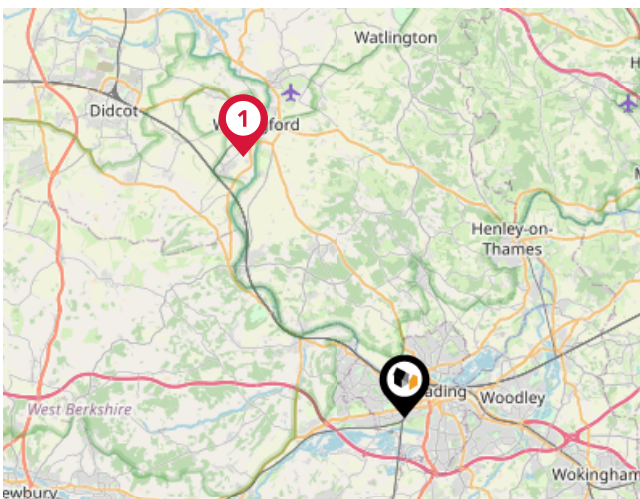
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	West Village - Tesco	0.08 miles
2	West Village - Tesco	0.09 miles
3	Wantage Road	0.1 miles
4	Portman Road Tesco	0.16 miles
5	Portman Road Tesco	0.17 miles



### Local Connections

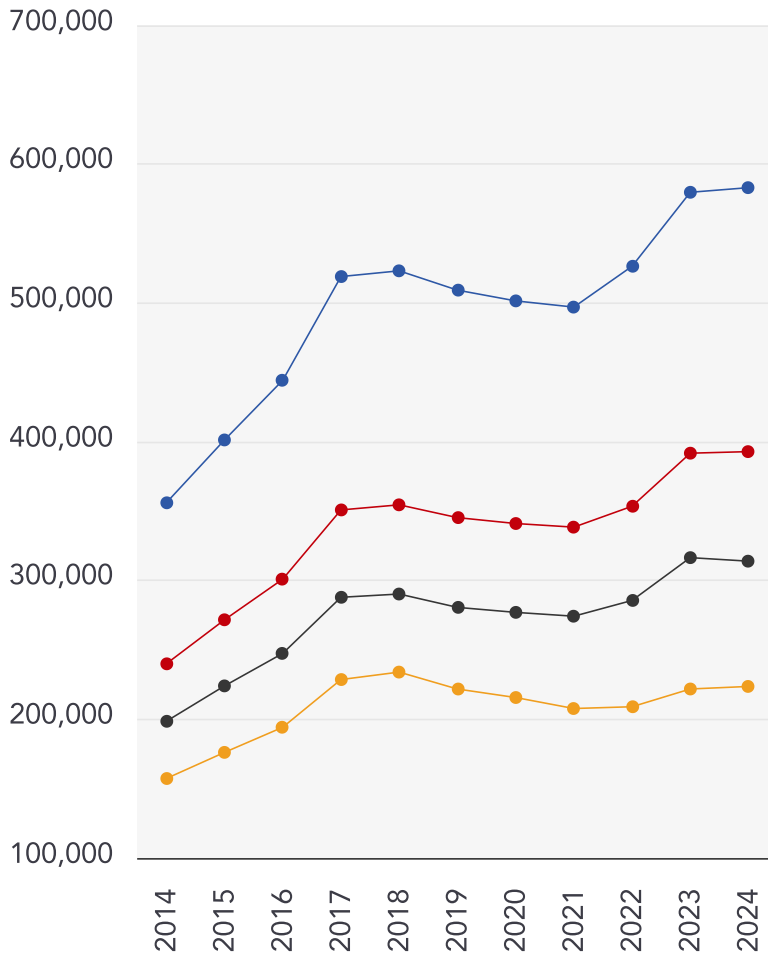
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.33 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG30



Detached

**+63.79%**

Semi-Detached

**+63.72%**

Terraced

**+58.11%**

Flat

**+42.18%**

# Avocado Property

## About Us



### **Avocado Property**

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

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#### Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

