

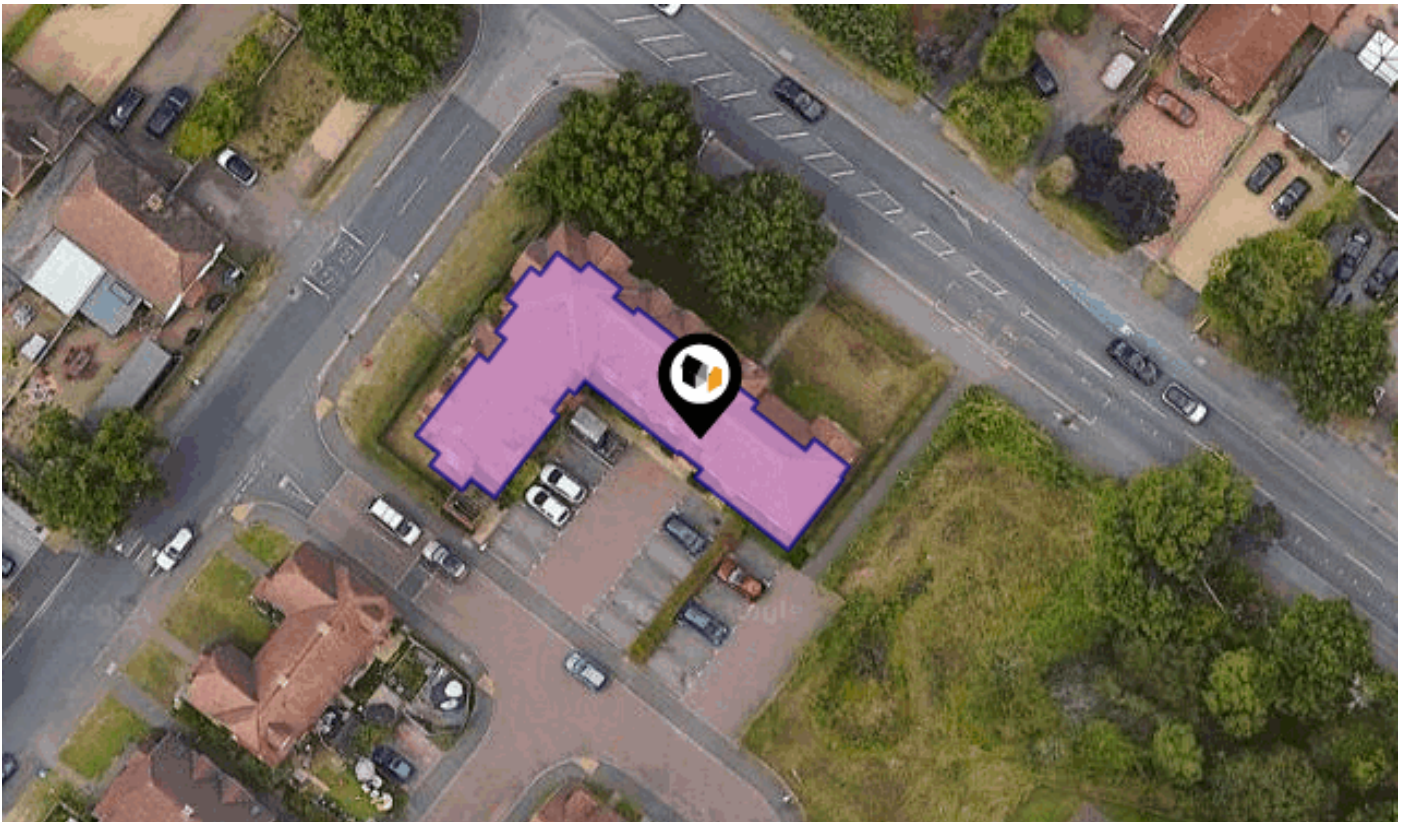


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25<sup>th</sup> June 2024



**CALVER CLOSE, WINNERSH, WOKINGHAM, RG41**

## Avocado Property

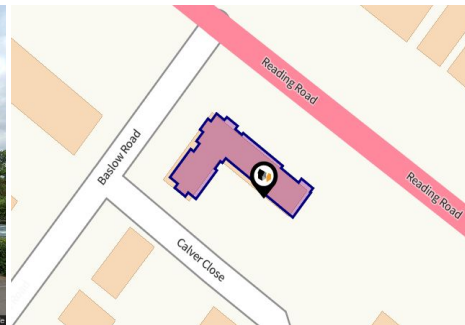
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	21/10/2010
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>	<b>End Date:</b>	01/04/2109
<b>Plot Area:</b>	0.18 acres	<b>Lease Term:</b>	99 years from and including 1 April 2010
<b>Council Tax :</b>	Band C	<b>Term</b>	84 years
<b>Annual Estimate:</b>	£2,011	<b>Remaining:</b>	
<b>Title Number:</b>	BK441408		

## Local Area

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

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

<b>3</b> mb/s	<b>80</b> mb/s	<b>323</b> mb/s

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



### Satellite/Fibre TV Availability:

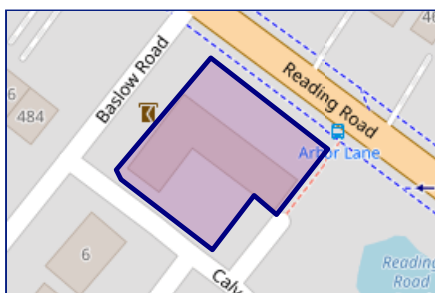


# Property Multiple Title Plans



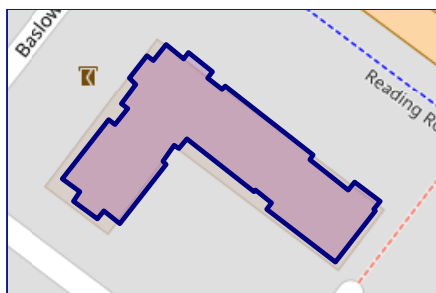
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



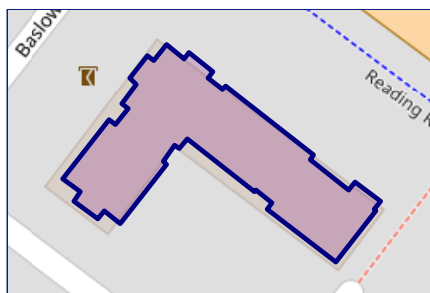
**BK413158**

## Leasehold Title Plans



**BK441408**

Start Date: 30/09/2010  
End Date: 01/04/2109  
Lease Term: 99 years from 01 April 2010  
Term Remaining: 84 years



**BK441351**

Start Date: 21/10/2010  
End Date: 01/04/2109  
Lease Term: 99 years from and including 1 April 2010  
Term Remaining: 84 years

# Property EPC - Certificate



Winnersh, RG41

Energy rating

**C**

Valid until 05.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

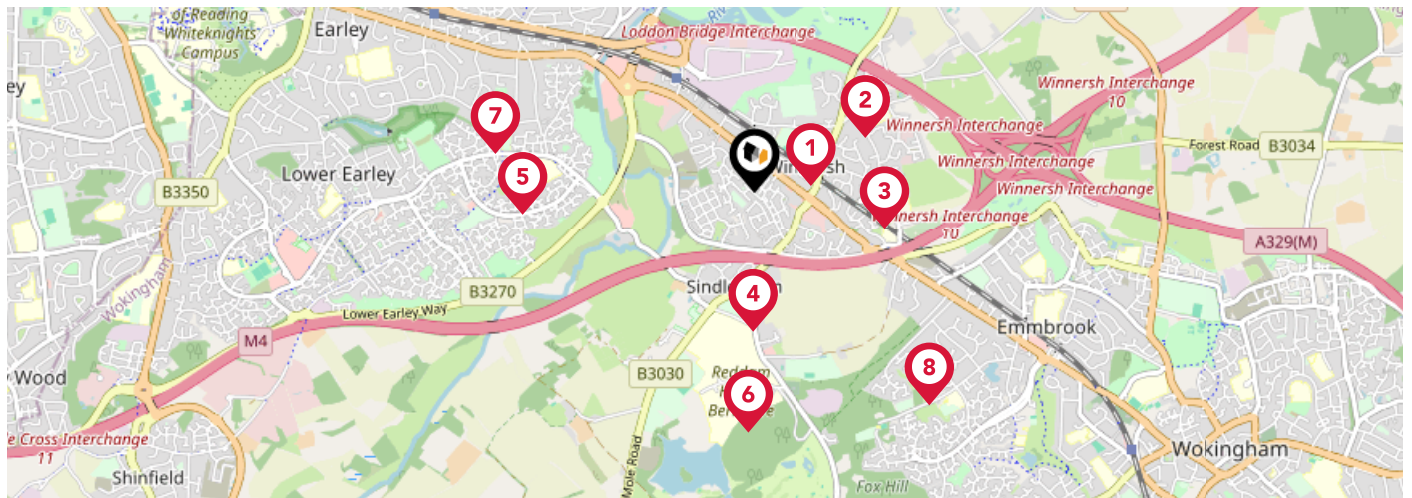


### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<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>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	69 m <sup>2</sup>

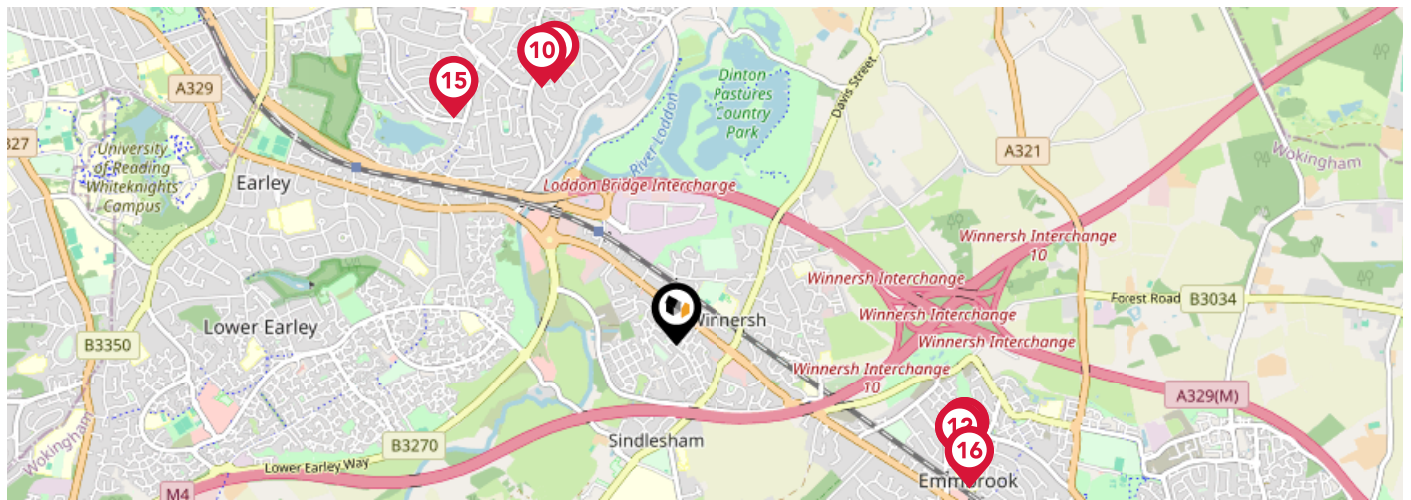


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>The Forest School</b> Ofsted Rating: Good   Pupils: 728   Distance:0.26		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Winnersh Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.56		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wheatfield Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.62		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 294   Distance:0.65		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils: 620   Distance:1.08		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reddam House Berkshire</b> Ofsted Rating: Not Rated   Pupils: 610   Distance:1.11		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 560   Distance:1.22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Hawthorns Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.27		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Rivermead Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Emmbrook Infant School</b> Ofsted Rating: Outstanding   Pupils: 179   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Emmbrook Junior School</b> Ofsted Rating: Good   Pupils: 250   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Emmbrook Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Emmbrook Infant School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>South Lake Primary School</b> Ofsted Rating: Outstanding   Pupils: 463   Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Emmbrook School</b> Ofsted Rating: Good   Pupils: 896   Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market Sold in Street



<b>9, Calver Close, Wokingham, RG41 5QT</b>		Flat-maisonette House
Last Sold Date:	09/12/2022	
Last Sold Price:	£117,000	
<b>1, Calver Close, Wokingham, RG41 5QT</b>		Flat-maisonette House
Last Sold Date:	09/08/2022	26/05/2017
Last Sold Price:	£117,000	£121,500
<b>3, Calver Close, Wokingham, RG41 5QT</b>		Flat-maisonette House
Last Sold Date:	10/08/2017	
Last Sold Price:	£117,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

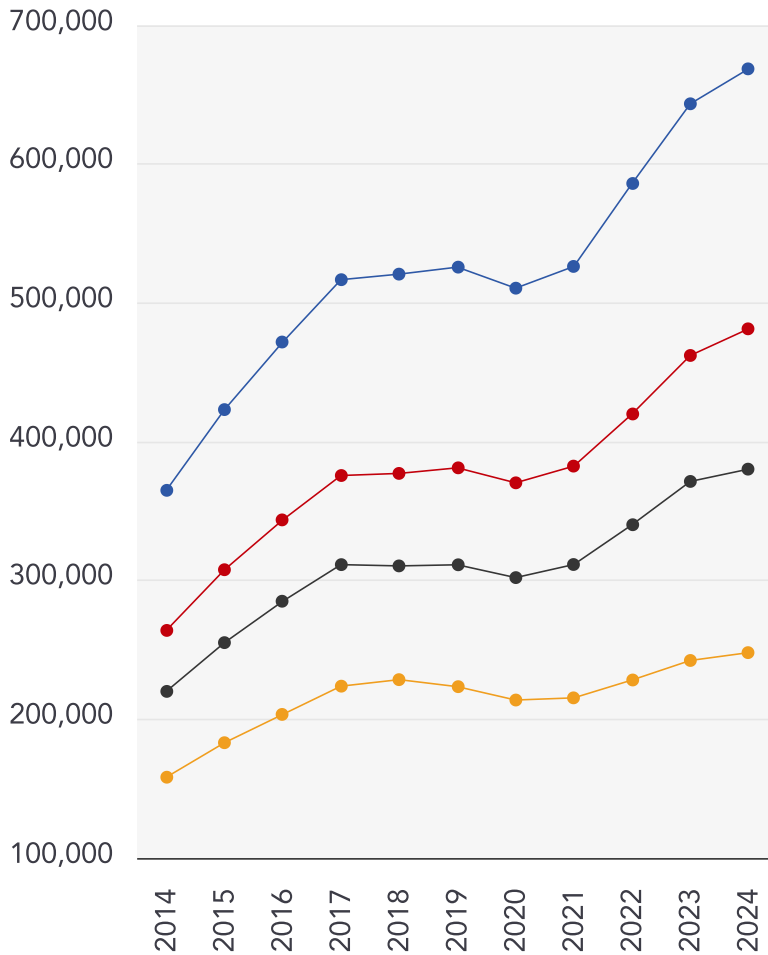


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG41



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**

# 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.

# Agent Disclaimer



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# Avocado Property

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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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