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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



**FRIENDSHIP WAY, BRACKNELL, RG12**

## Avocado Property

01344 249 500

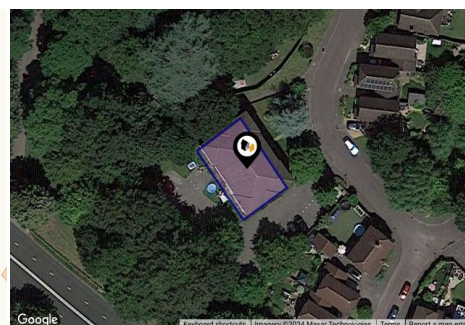
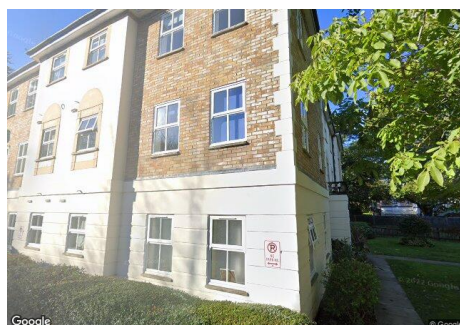
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	07/03/1996
<b>Plot Area:</b>	0.07 acres	<b>End Date:</b>	01/09/2120
<b>Year Built :</b>	1996	<b>Lease Term:</b>	125 years from 1 September 1995
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	96 years
<b>Annual Estimate:</b>	£1,823		
<b>Title Number:</b>	BK335755		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

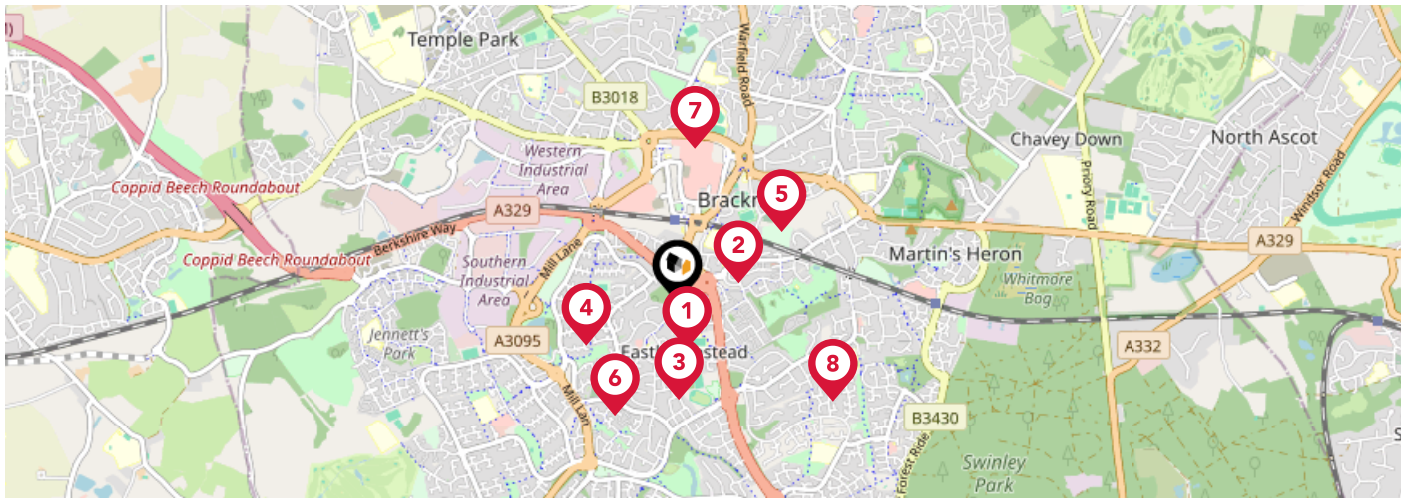
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

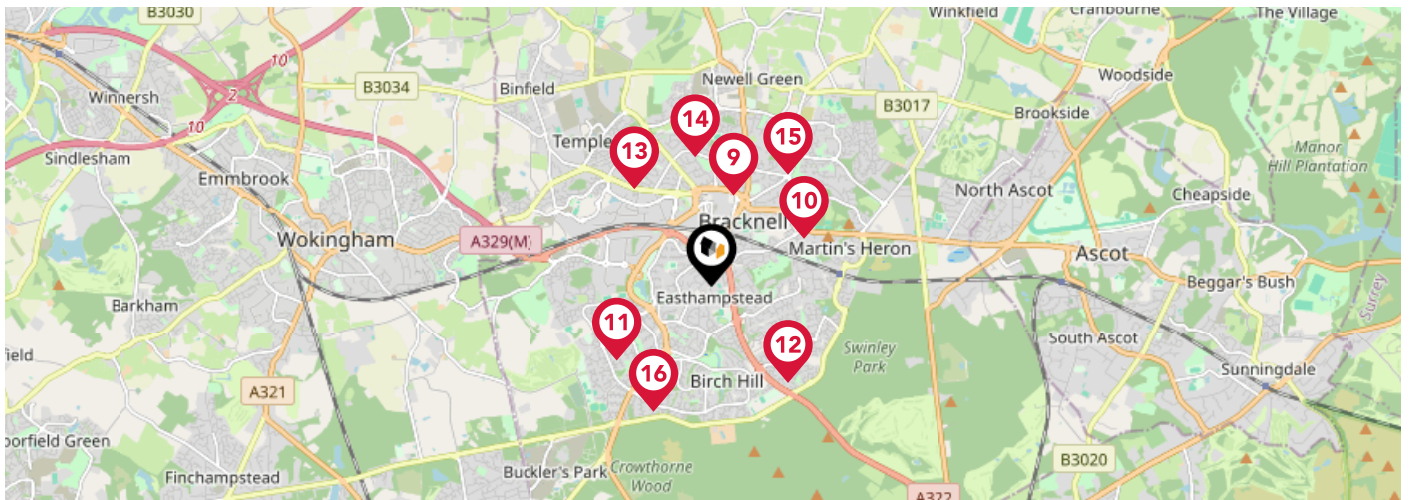


# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1 The Brakenhale School</b> Ofsted Rating: Good   Pupils: 1165   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1022   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Fox Hill Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 211   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 St Michael's Easthampstead Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Garth Hill College</b> Ofsted Rating: Good   Pupils: 1528   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Harmans Water Primary School</b> Ofsted Rating: Good   Pupils: 583   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

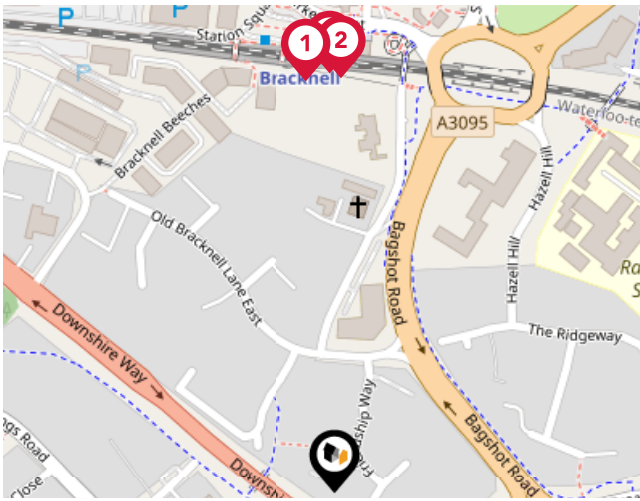
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Sandy Lane Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 501   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Holly Spring Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 627   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Great Hollands Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 363   Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Crown Wood Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 577   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Meadow Vale Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 647   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Kennel Lane School</b></p> <p>Ofsted Rating: Good   Pupils: 195   Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Warfield Church of England Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 473   Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Pines School</b></p> <p>Ofsted Rating: Requires Improvement   Pupils: 357   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

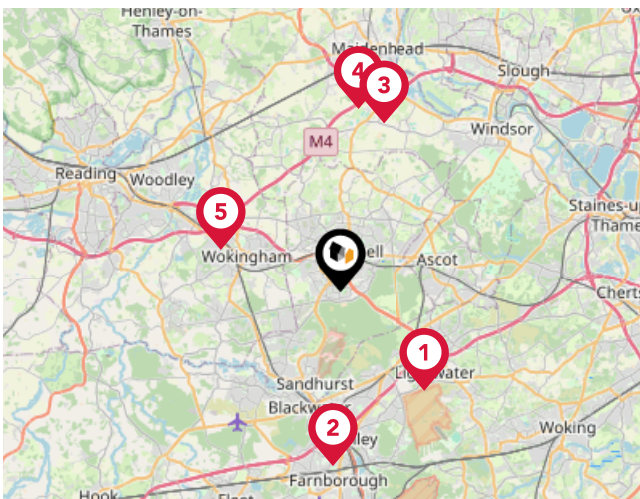
# Area

## Transport (National)



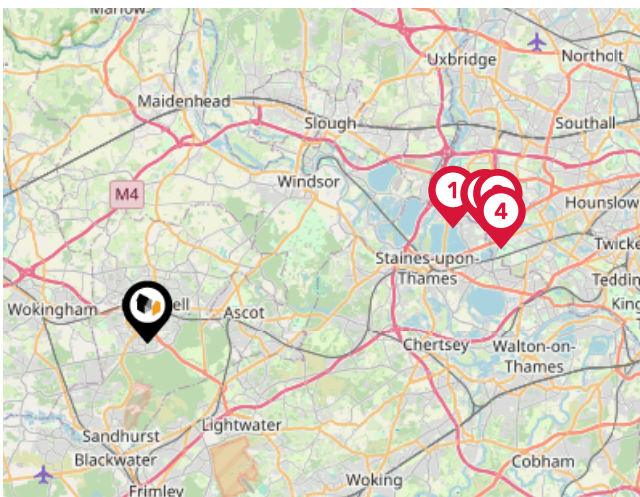
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.24 miles
2	Bracknell Rail Station	0.24 miles
3	Bracknell Rail Station	0.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.83 miles
2	M3 J4	6.49 miles
3	M4 J8	6.42 miles
4	A404(M) J9A	6.8 miles
5	M4 J10	4.68 miles

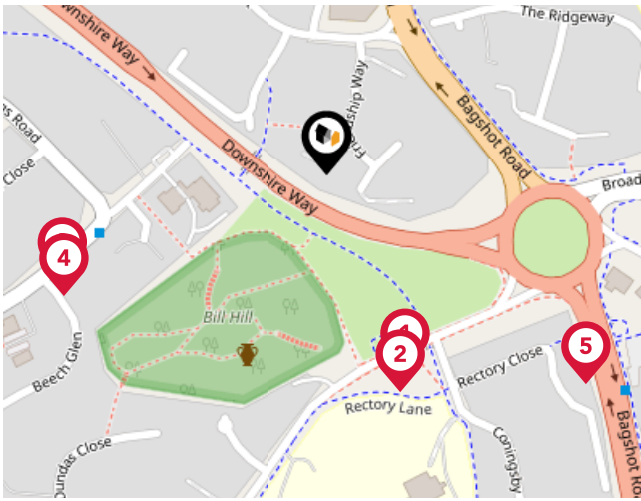


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	12.13 miles
2	London Heathrow Airport Terminal 3	13.18 miles
3	London Heathrow Airport Terminal 2	13.61 miles
4	London Heathrow Airport Terminal 4	13.56 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brakenhale School	0.12 miles
2	Brakenhale School	0.13 miles
3	Alice Gough	0.16 miles
4	Alice Gough	0.17 miles
5	Horse and Groom	0.19 miles

# Market Sold in Street



<b>3, Friendship Way, Bracknell, RG12 7SG</b>						Detached House
Last Sold Date:	27/10/2023	30/08/1995				
Last Sold Price:	£475,000	£111,000				
<b>8, Friendship Way, Bracknell, RG12 7SG</b>						Detached House
Last Sold Date:	29/06/2021	28/02/2001	26/02/1999	12/01/1996		
Last Sold Price:	£420,000	£189,000	£129,995	£101,000		
<b>23, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	29/06/2020	07/08/2015	17/04/2008	16/06/1999	09/04/1996	
Last Sold Price:	£232,500	£220,000	£174,000	£92,000	£66,800	
<b>7, Friendship Way, Bracknell, RG12 7SG</b>						Detached House
Last Sold Date:	31/01/2020	04/08/2017	12/10/1995			
Last Sold Price:	£420,000	£385,000	£106,000			
<b>16, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	04/04/2019	27/02/2004	08/10/1999	04/04/1996		
Last Sold Price:	£200,000	£150,000	£99,950	£64,500		
<b>18, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	05/12/2018	20/12/2011	12/02/1996			
Last Sold Price:	£228,000	£162,000	£69,500			
<b>25, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	13/04/2017	10/03/2004	11/12/1995			
Last Sold Price:	£247,500	£147,500	£67,000			
<b>24, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	06/01/2016	10/07/2000	19/01/1996			
Last Sold Price:	£230,000	£108,000	£66,950			
<b>17, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	02/07/2014	27/08/2004	08/03/1996			
Last Sold Price:	£172,500	£154,000	£69,950			
<b>14, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	15/10/2012	03/08/2005	29/01/2001	08/12/1997	04/04/1996	
Last Sold Price:	£148,000	£152,000	£116,000	£74,000	£69,950	
<b>22, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	10/12/2009	06/06/2002	01/12/1999	28/11/1997	15/03/1996	
Last Sold Price:	£158,500	£144,000	£99,950	£74,000	£69,950	
<b>15, Friendship Way, Bracknell, RG12 7SG</b>						Flat-maisonette House
Last Sold Date:	12/10/2007	22/04/1997				
Last Sold Price:	£160,000	£60,000				

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

# Market Sold in Street



<b>4, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	17/09/2003	19/04/2000	21/06/1996
Last Sold Price:	£245,000	£183,000	£104,000
<b>21, Friendship Way, Bracknell, RG12 7SG</b>			Flat-maisonette House
Last Sold Date:	09/09/2002		
Last Sold Price:	£135,000		
<b>9, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	25/08/2000	01/09/1995	
Last Sold Price:	£186,000	£111,000	
<b>19, Friendship Way, Bracknell, RG12 7SG</b>			Flat-maisonette House
Last Sold Date:	29/03/1999	17/05/1996	
Last Sold Price:	£84,000	£63,500	
<b>1, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	24/05/1996		
Last Sold Price:	£147,950		
<b>6, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	26/04/1996		
Last Sold Price:	£151,000		
<b>20, Friendship Way, Bracknell, RG12 7SG</b>			Flat-maisonette House
Last Sold Date:	19/01/1996		
Last Sold Price:	£66,000		
<b>2, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	27/10/1995		
Last Sold Price:	£124,500		
<b>5, Friendship Way, Bracknell, RG12 7SG</b>			Detached House
Last Sold Date:	14/07/1995		
Last Sold Price:	£139,950		

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

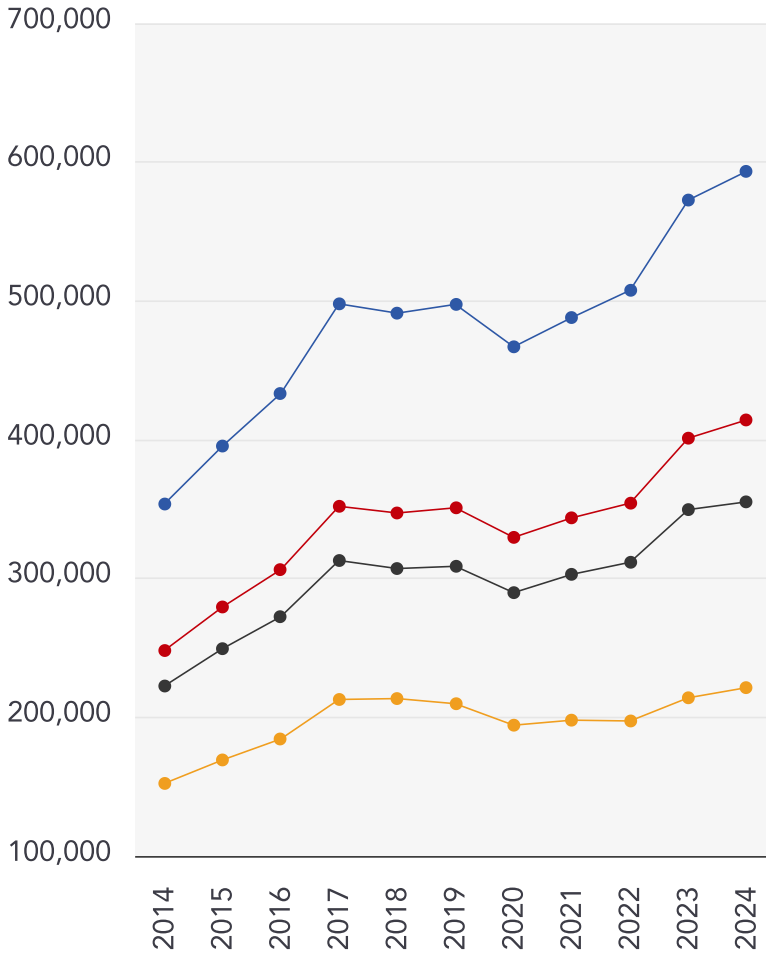


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG12



Detached

**+67.78%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

Flat

**+45.31%**

# Avocado Property

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### Avocado Property

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# Avocado Property

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