

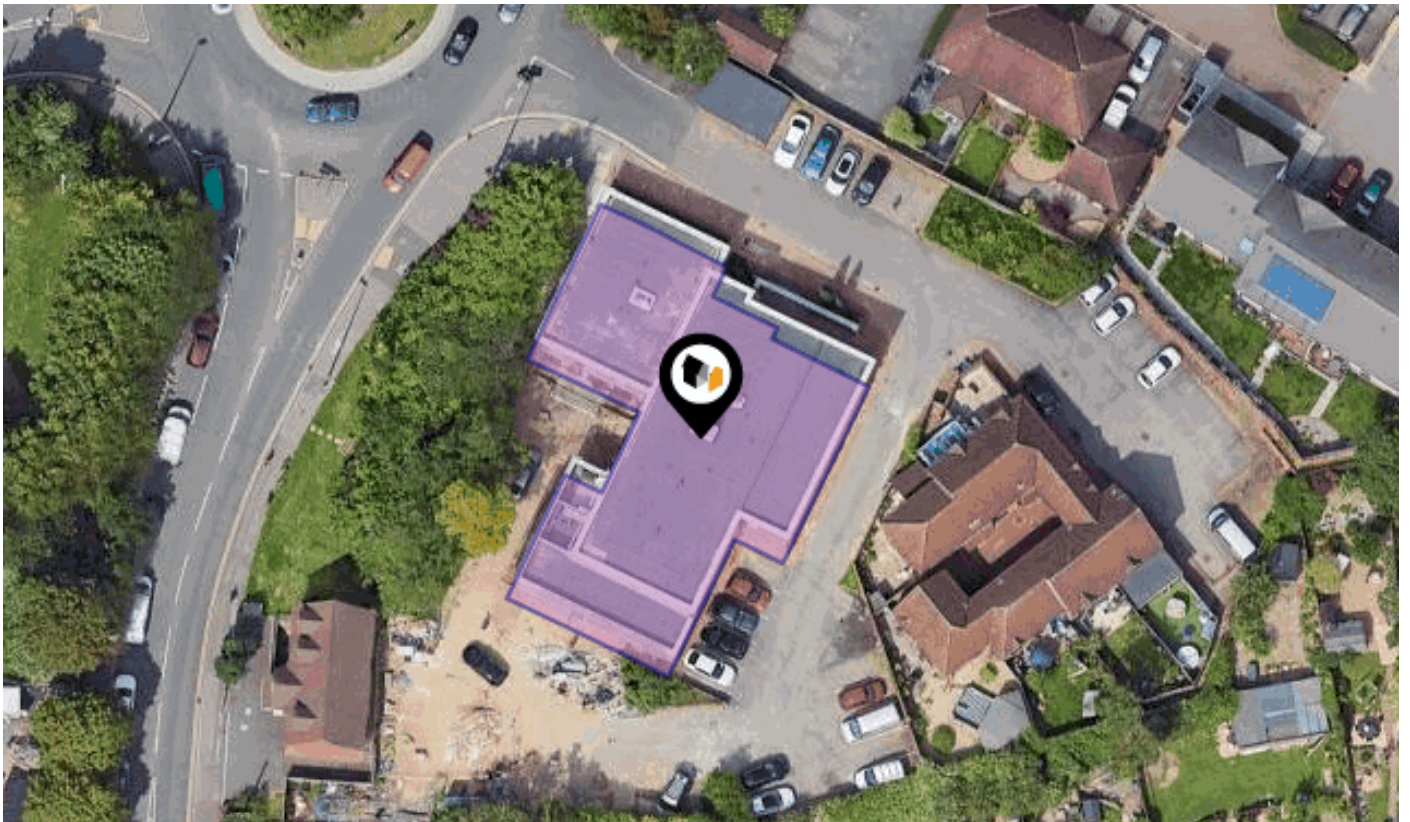


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th July 2024



ASCOT HOUSE, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40

Avocado Property

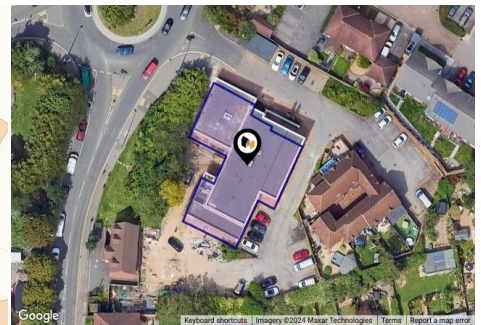
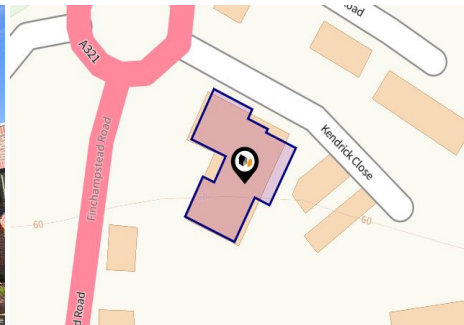
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Term Remaining:	-
Floor Area:	376 ft ² / 35 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band B		
Annual Estimate:	£1,760		
Title Number:	BK525620		

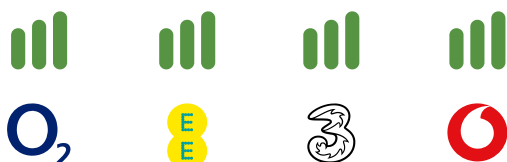
Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Ascot House, Finchampstead Road, RG40

Energy rating

D

Valid until 07.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

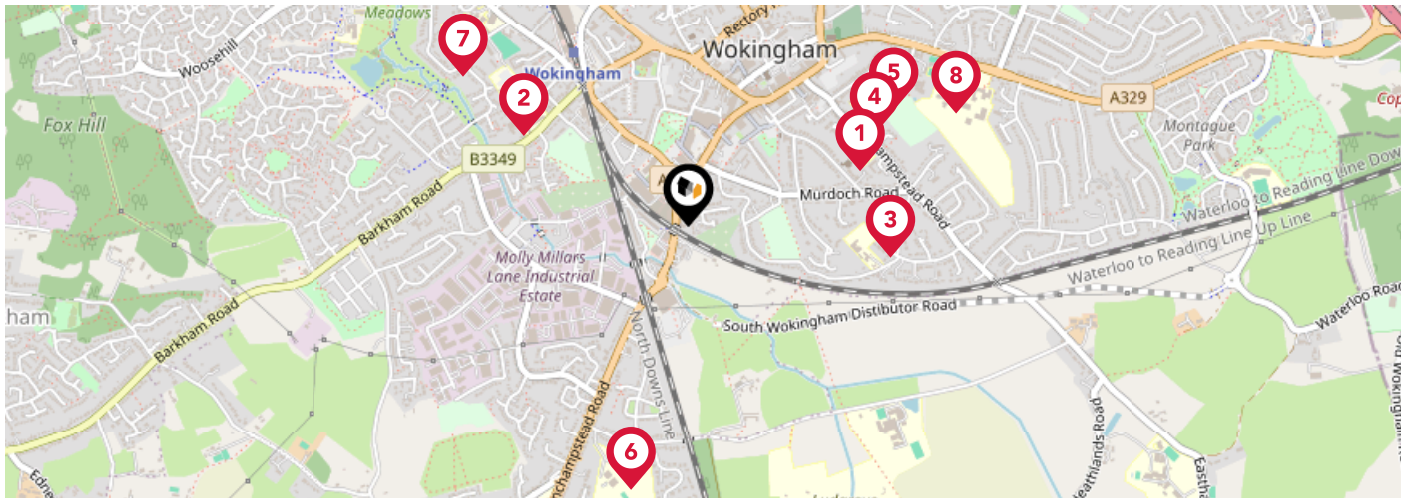
EPC - Additional Data



Additional EPC Data

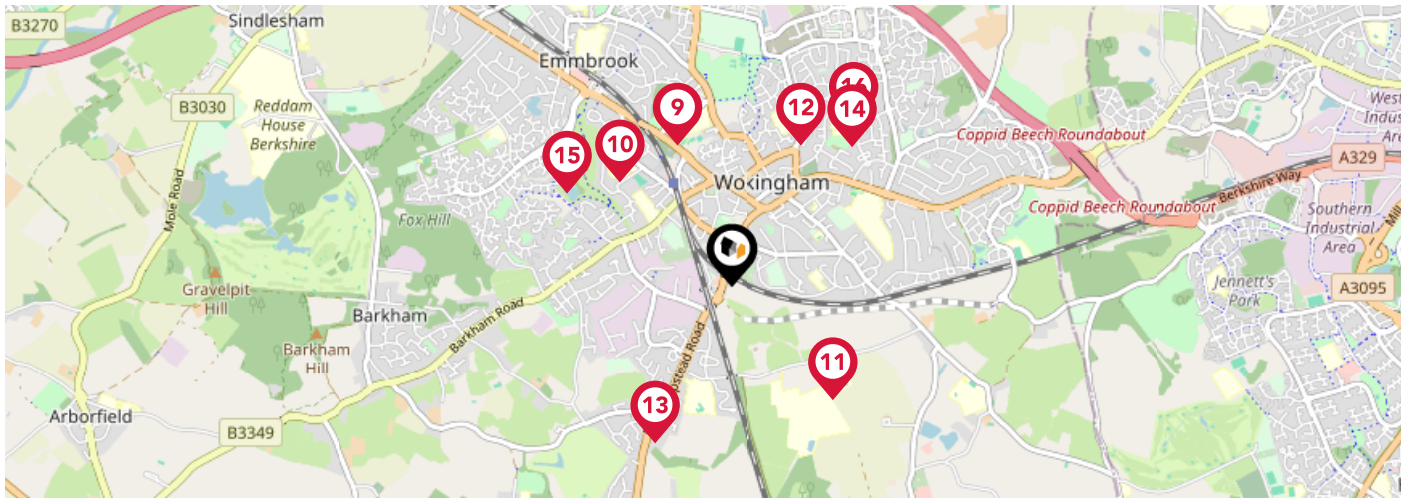
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	35 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Teresa's Catholic Academy Ofsted Rating: Outstanding Pupils: 339 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Willow House Hospital Education Ofsted Rating: Outstanding Pupils:0 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chiltern Way Academy Wokingham Ofsted Rating: Inadequate Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wescott Infant School Ofsted Rating: Outstanding Pupils:0 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westende Junior School Ofsted Rating: Good Pupils:0 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Luckley House School Ofsted Rating: Not Rated Pupils: 305 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walter Infant School Ofsted Rating: Outstanding Pupils: 303 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Crispin's School Ofsted Rating: Good Pupils: 1181 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

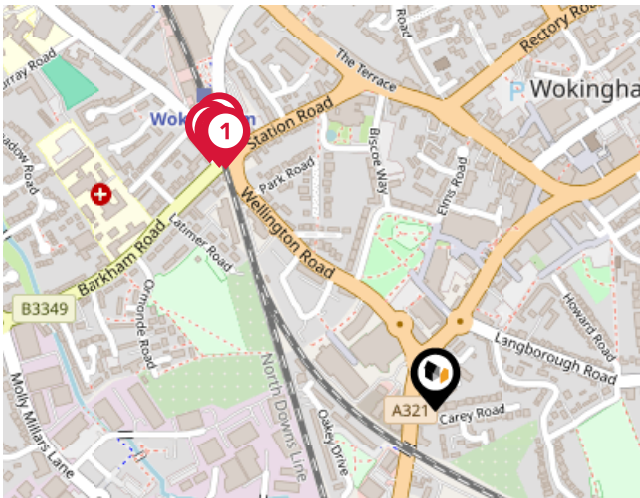
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Holt School Ofsted Rating: Outstanding Pupils: 1280 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Junior School Ofsted Rating: Outstanding Pupils: 381 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 187 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Close School Ofsted Rating: Good Pupils: 79 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 350 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints CofE (Aided) Primary School Ofsted Rating: Good Pupils: 305 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windmill Primary School Ofsted Rating: Good Pupils: 197 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keep Hatch Primary School Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

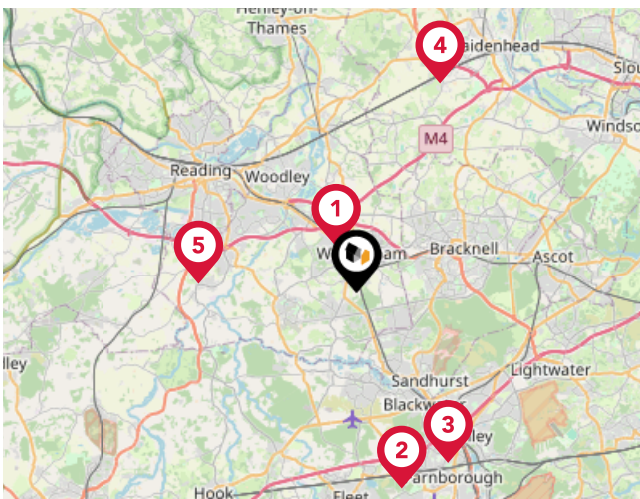
Area

Transport (National)



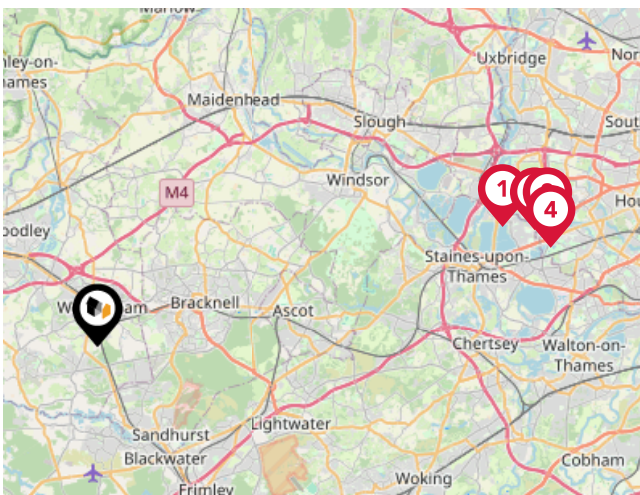
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	0.37 miles
2	Wokingham Rail Station	0.38 miles
3	Wokingham Rail Station	0.39 miles
4	Wokingham Rail Station	0.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	1.85 miles
2	M3 J4A	7.44 miles
3	M3 J4	7.17 miles
4	A404(M) J9	8.33 miles
5	M4 J11	5.85 miles

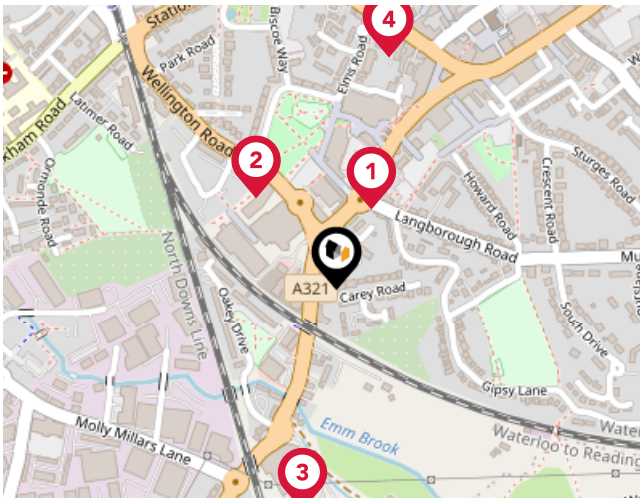


Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	15.66 miles
2	London Heathrow Airport Terminal 3	16.75 miles
3	London Heathrow Airport Terminal 2	17.18 miles
4	London Heathrow Airport Terminal 4	17.17 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Library	0.1 miles
2	Elms Road	0.14 miles
3	Tesco	0.26 miles
4	Broad Street	0.28 miles
5	Broad Street	0.28 miles

Market Sold in Street



Flat 6, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 13/01/2023	
Last Sold Price: £225,000	
Flat 22, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 13/12/2022	
Last Sold Price: £242,500	
Flat 24, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 09/12/2022	
Last Sold Price: £255,000	
Flat 18, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 09/12/2022	
Last Sold Price: £242,500	
Flat 19, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 09/12/2022	
Last Sold Price: £242,500	
Flat 23, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 09/12/2022	
Last Sold Price: £265,000	
Flat 21, Ascot House, Finchampstead Road, Wokingham, RG40 2NW	Flat-maisonette House
Last Sold Date: 07/12/2022	
Last Sold Price: £242,500	
Ascot House, Finchampstead Road, Wokingham, RG40 2NW	other House
Last Sold Date: 21/05/2021	
Last Sold Price: £2,500,000	

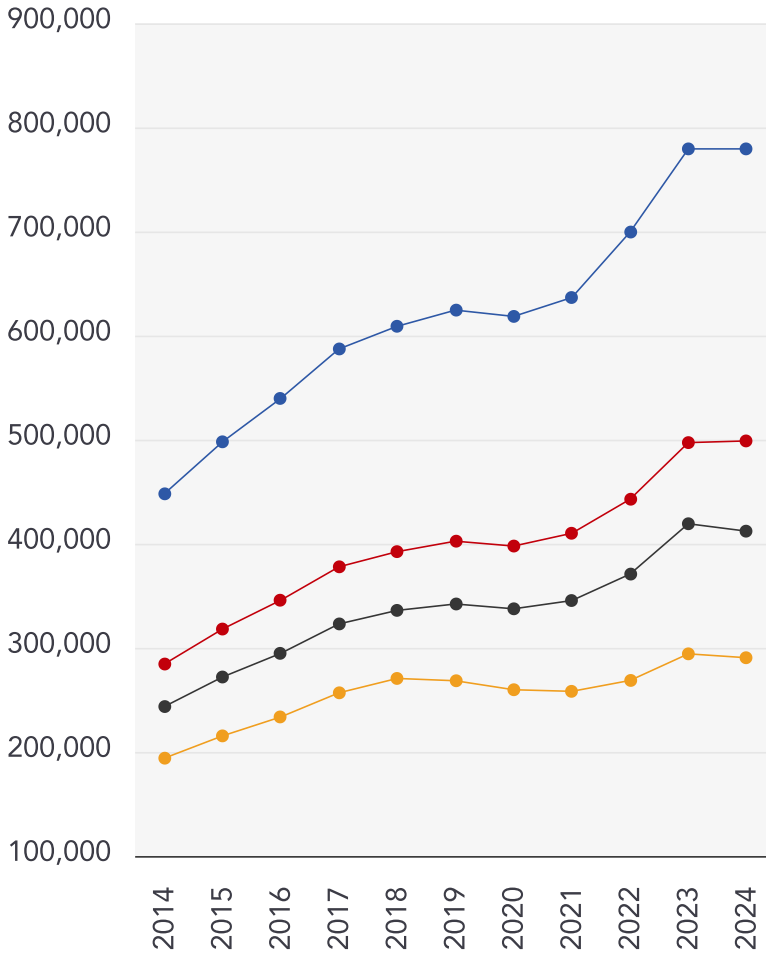
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG40



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

Avocado Property

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Avocado Property

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Avocado Property

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