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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



THE PAVILION, 10, VICTORY GARDENS, ARBORFIELD GREEN, READING, RG2

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	09/06/2022
Floor Area:	785 ft ² / 73 m ²	End Date:	01/10/3019
Plot Area:	0.18 acres	Lease Term:	999 years beginning on 1 October 2020
Year Built :	2018	Term	995 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,011		
Title Number:	BK522279		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

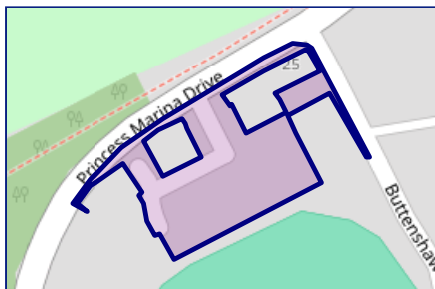


Property

Multiple Title Plans

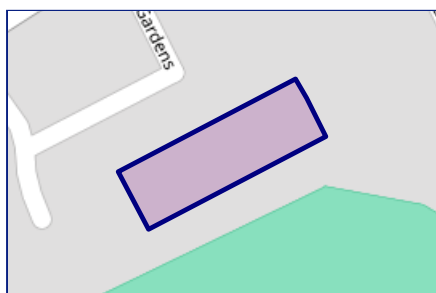


Freehold Title Plan



BK503041

Leasehold Title Plan



BK522279

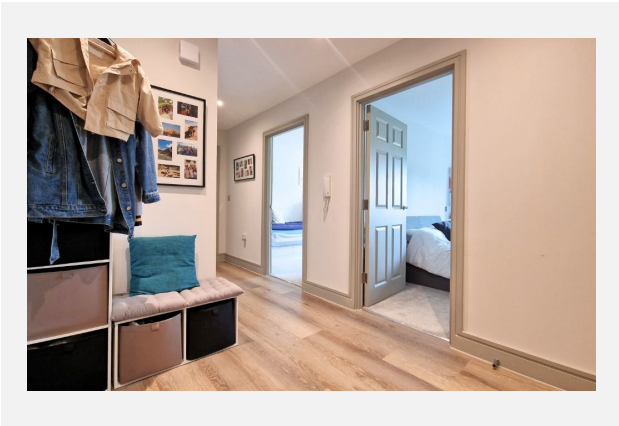
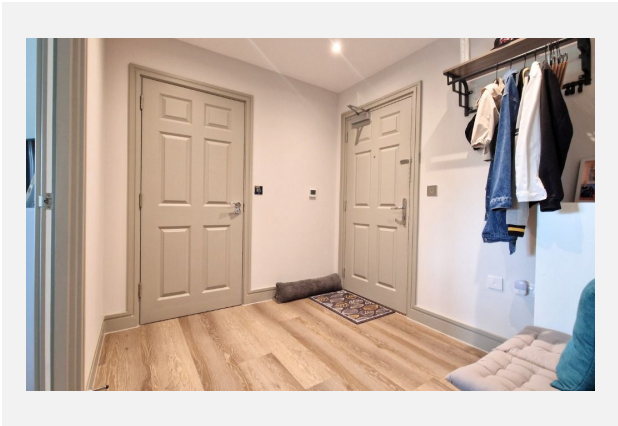
Start Date:	09/06/2022
End Date:	01/10/3019
Lease Term:	999 years beginning on 1 October 2020
Term Remaining:	995 years

Gallery Photos



Gallery Photos







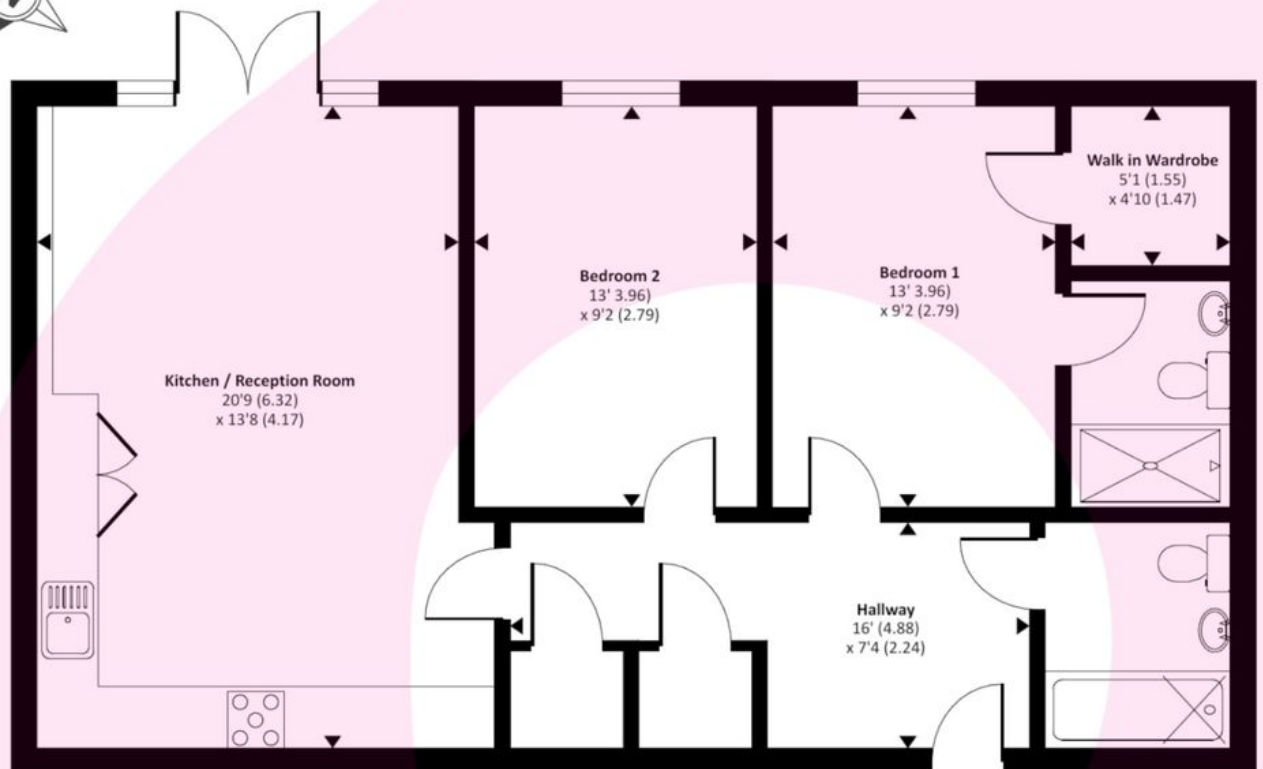
THE PAVILION, 10, VICTORY GARDENS, ARBORFIELD GREEN, READING, RG2

Floorplan for **The Pavilion, Arborfield Green**



Total area approx: 74 sq meters (798 sq ft)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation to the accuracy and completeness of the floor plan.



Ground floor

& Mike

1dmike@avocadopropertyagents.co.uk

Property

EPC - Certificate



The Pavilion, 10 Victory Gardens, RG2

Energy rating

B

Valid until 16.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

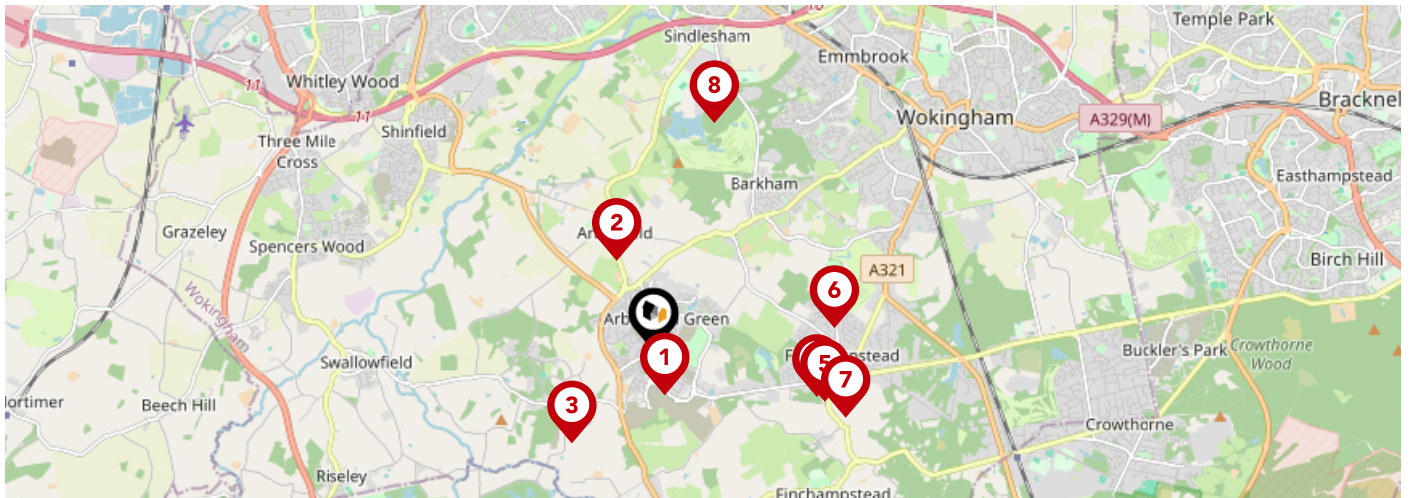
EPC - Additional Data



Additional EPC Data

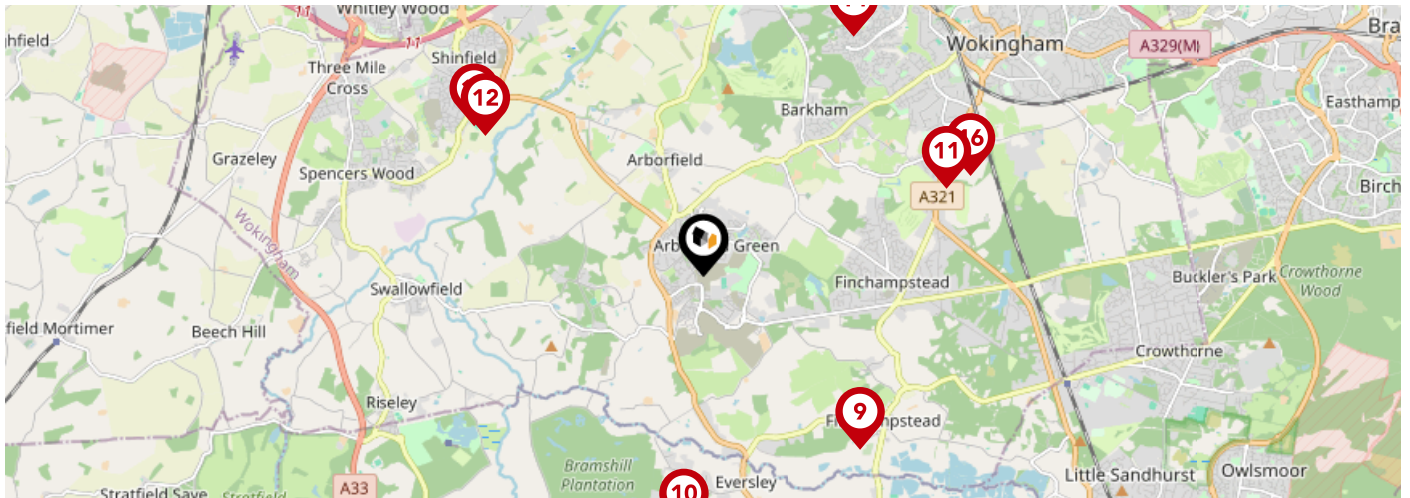
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	73 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

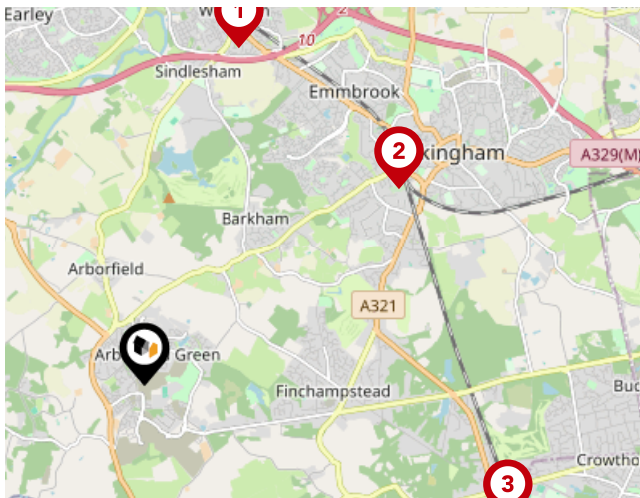
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

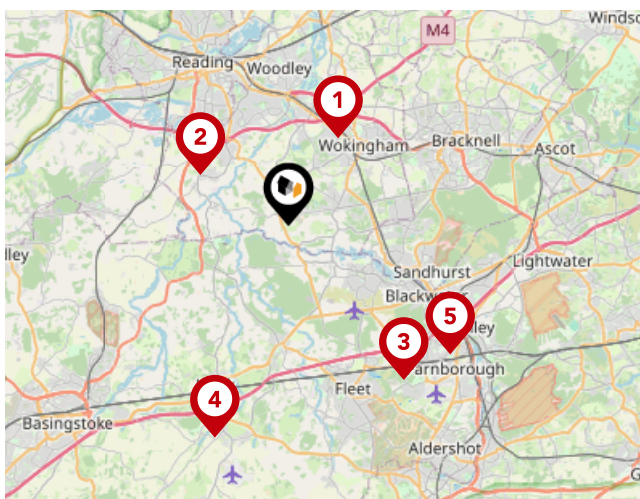
Area

Transport (National)



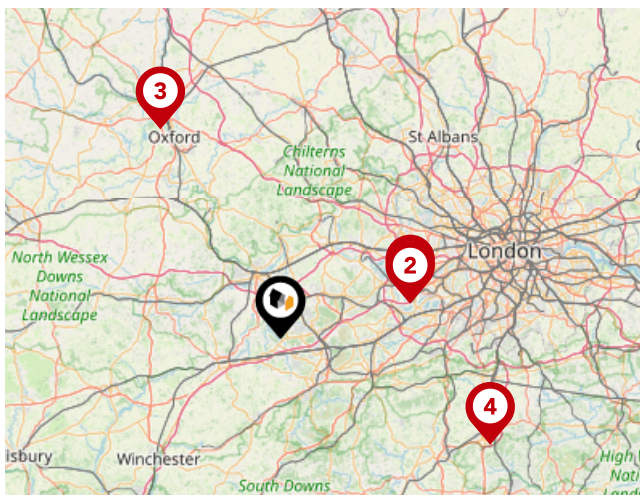
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.24 miles
2	Wokingham Rail Station	2.98 miles
3	Crowthorne Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.71 miles
2	M4 J11	3.75 miles
3	M3 J4A	7.15 miles
4	M3 J5	8.33 miles
5	M3 J4	7.67 miles

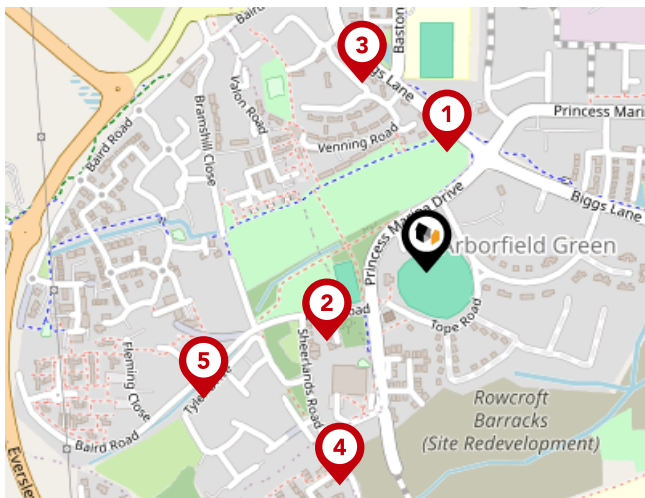


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.13 miles
2	Heathrow Airport Terminal 4	20.06 miles
3	Kidlington	35.64 miles
4	Gatwick Airport	34.84 miles

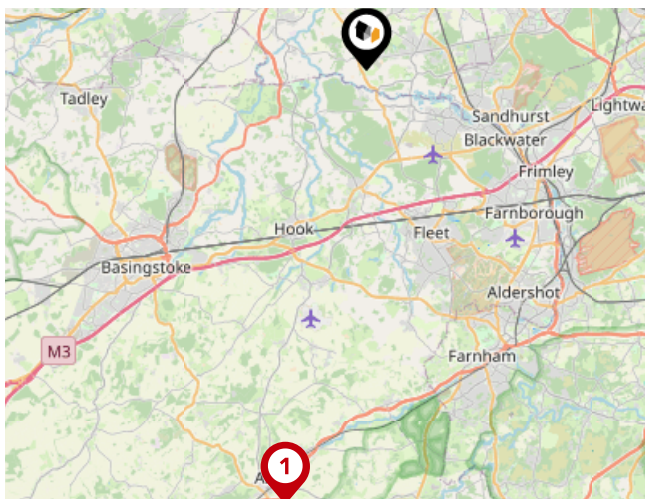
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Biggs Lane	0.14 miles
2	Sheerlands Road	0.14 miles
3	Hill Road	0.23 miles
4	Rowcroft Road	0.27 miles
5	Faraday Close	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.39 miles

Avocado Property

About Us



Avocado Property

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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

Data Quality

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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