

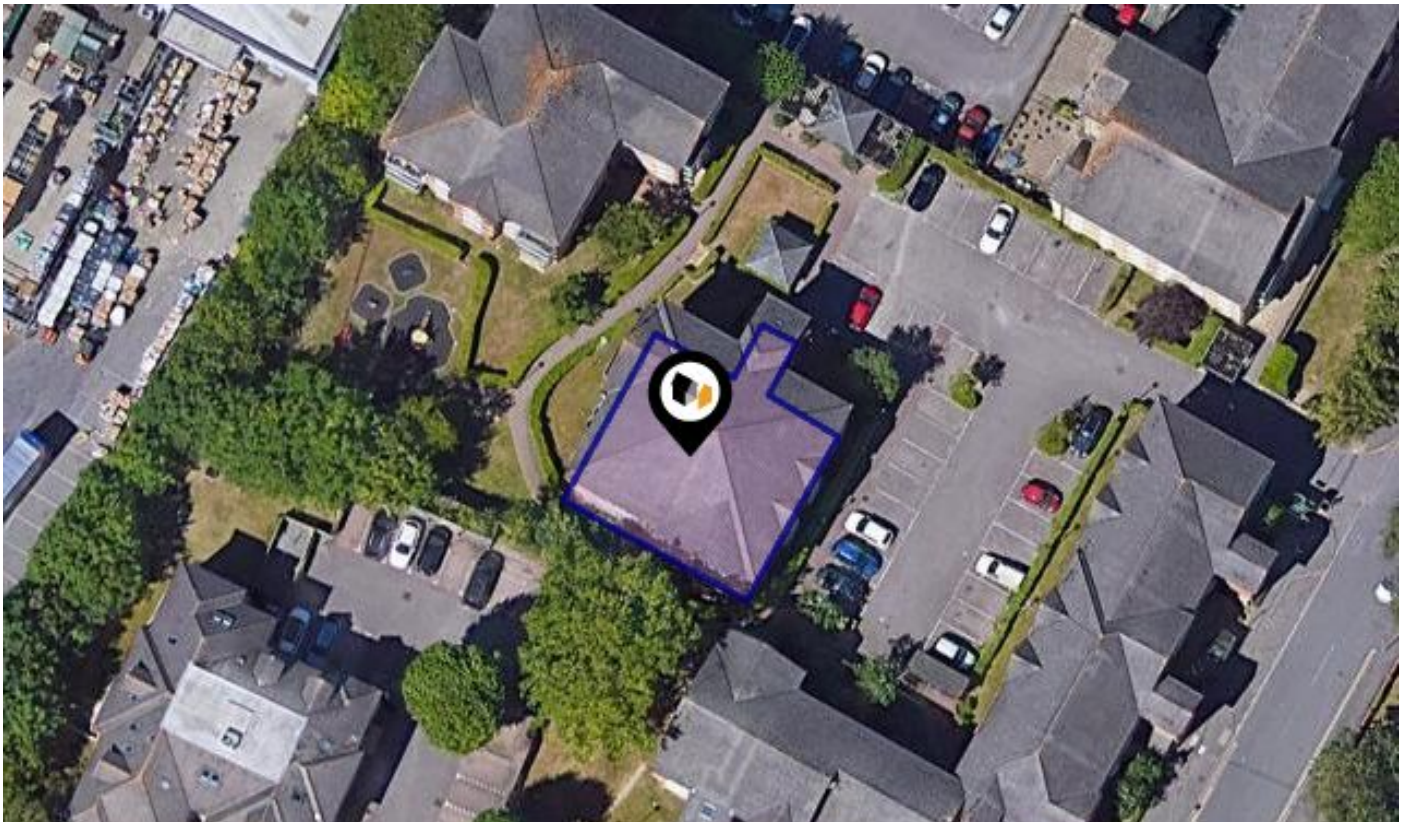


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th September 2024



BRANAGH COURT, READING, RG30

Avocado Property

07769 345086

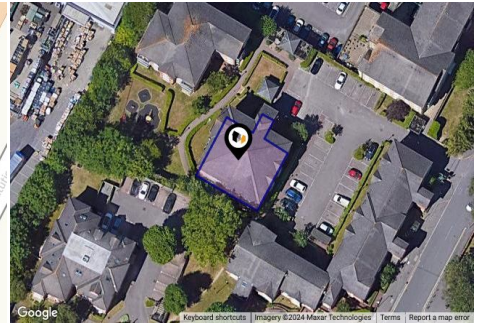
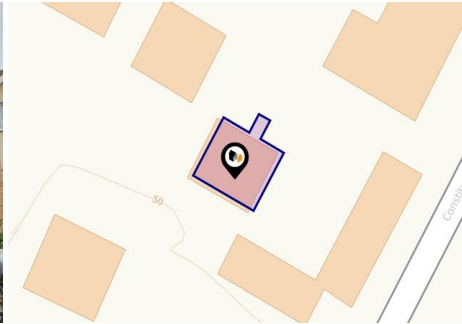
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	17/11/2004
Floor Area:	484 ft ² / 45 m ²	End Date:	01/04/2103
Plot Area:	0.08 acres	Lease Term:	99 years from 1 April 2004
Year Built :	1996-2002	Term Remaining:	78 years
Council Tax :	Band B		
Annual Estimate:	£1,841		
Title Number:	BK393316		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	132 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



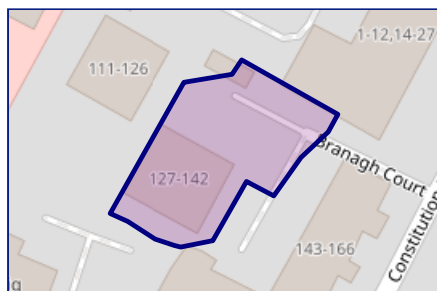
Satellite/Fibre TV Availability:



Property Multiple Title Plans

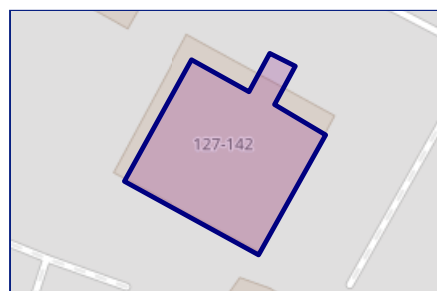


Freehold Title Plan



BK381839

Leasehold Title Plan



BK393316

Start Date: 17/11/2004
End Date: 01/04/2103
Lease Term: 99 years from 1 April 2004
Term Remaining: 78 years

Property EPC - Certificate



RG30

Energy rating

B

Valid until 13.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

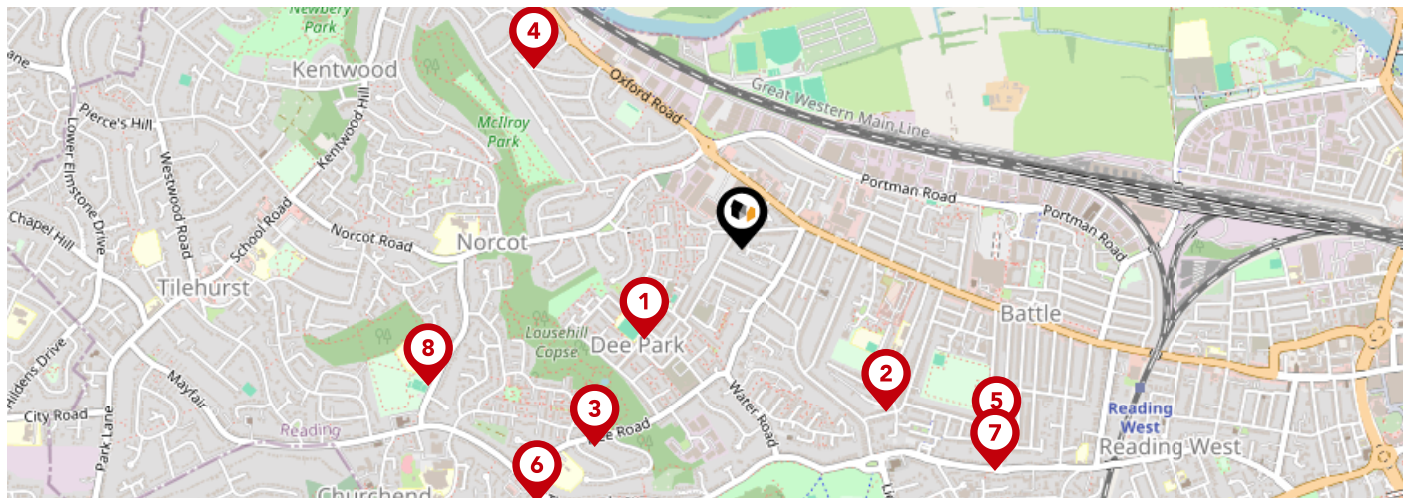
EPC - Additional Data



Additional EPC Data

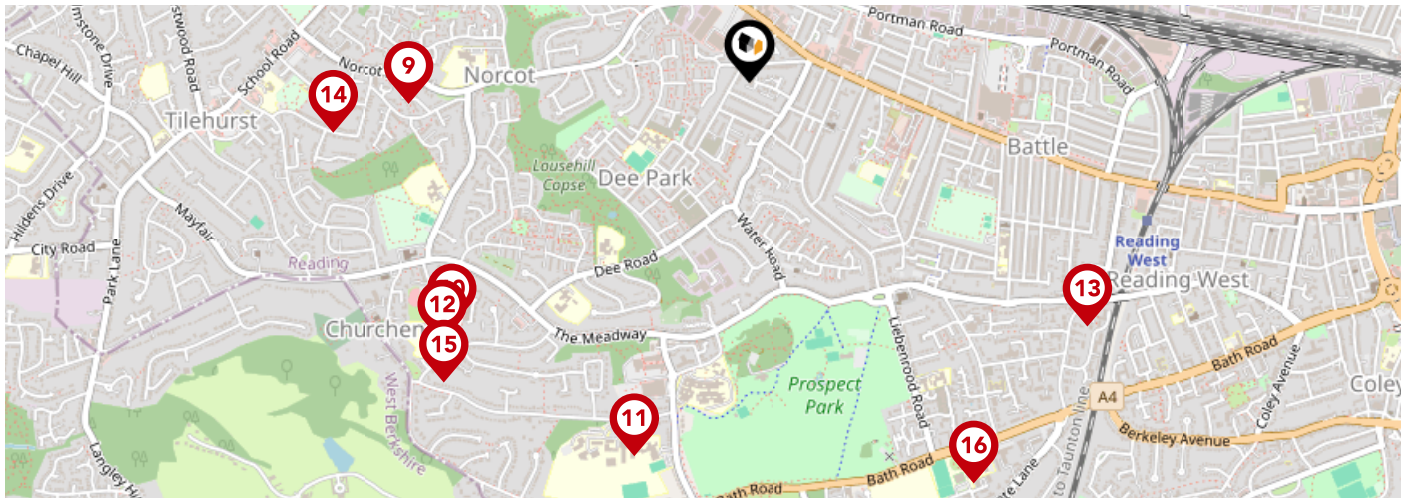
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	45 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Ranikhet Academy Ofsted Rating: Good Pupils: 247 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 433 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Norcot Early Years Centre Ofsted Rating: Outstanding Pupils: 99 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Michael's Primary School Ofsted Rating: Good Pupils: 401 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

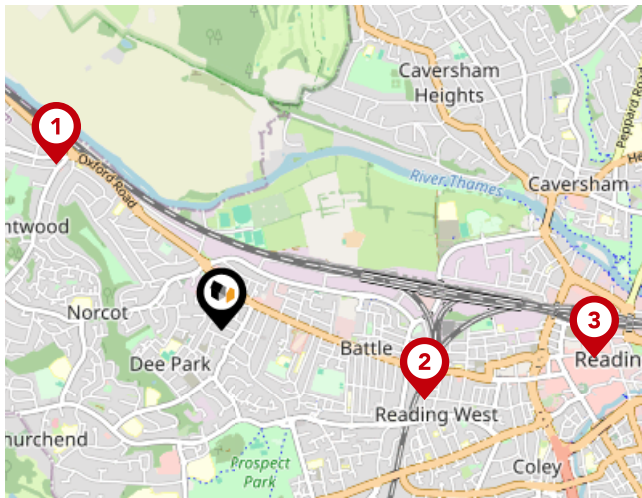
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Meadow Park Academy Ofsted Rating: Good Pupils: 354 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Avenue Special School Ofsted Rating: Good Pupils: 233 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 King's Academy Prospect Ofsted Rating: Good Pupils: 1217 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Thames Valley School Ofsted Rating: Good Pupils: 55 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance:0.97</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Churchend Primary Academy Ofsted Rating: Good Pupils: 450 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

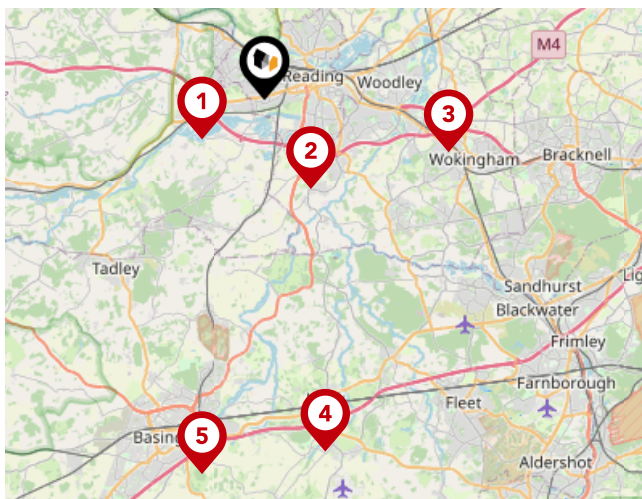
Area

Transport (National)



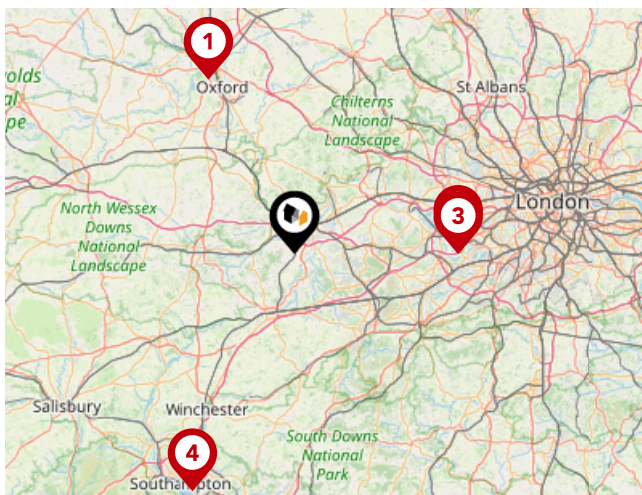
National Rail Stations

Pin	Name	Distance
1	Tilehurst Rail Station	1.09 miles
2	Reading West Rail Station	0.99 miles
3	Reading Rail Station	1.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.73 miles
2	M4 J11	3.73 miles
3	M4 J10	7.08 miles
4	M3 J5	13.27 miles
5	M3 J6	14.08 miles

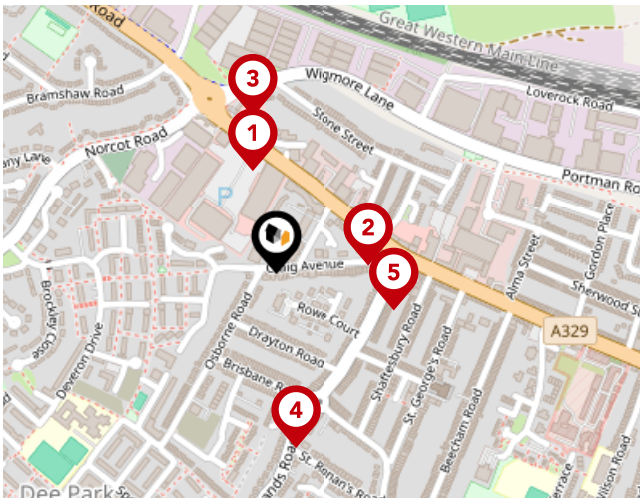


Airports/Helipads

Pin	Name	Distance
1	Kidlington	28.71 miles
2	Heathrow Airport	24.11 miles
3	Heathrow Airport Terminal 4	24.32 miles
4	Southampton Airport	38.37 miles

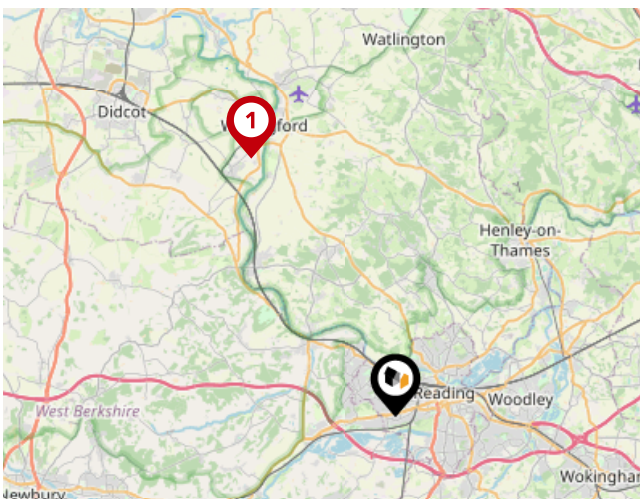
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Norcot Junction	0.12 miles
2	Pond House	0.11 miles
3	Stone Street	0.18 miles
4	Brisbane Road	0.2 miles
5	Pond House	0.14 miles



Local Connections

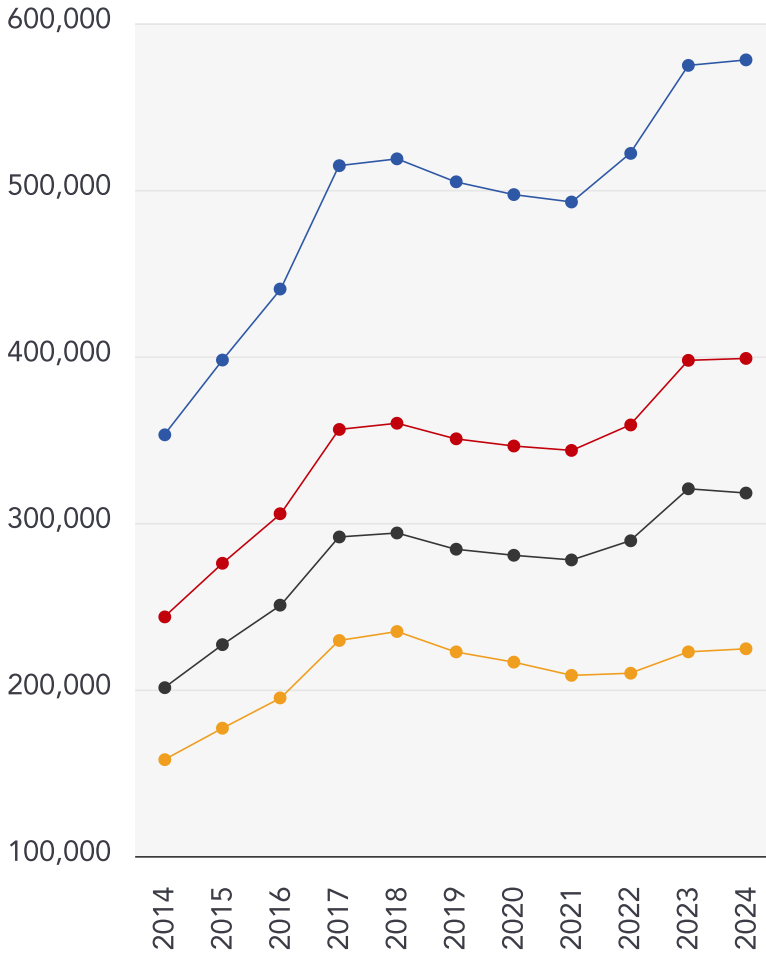
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	10.9 miles

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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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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