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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 24<sup>th</sup> September 2024**



**MEDWAY HOUSE, 7, KIDWELLS CLOSE, MAIDENHEAD, SL6**

## Avocado Property

01344 249 500

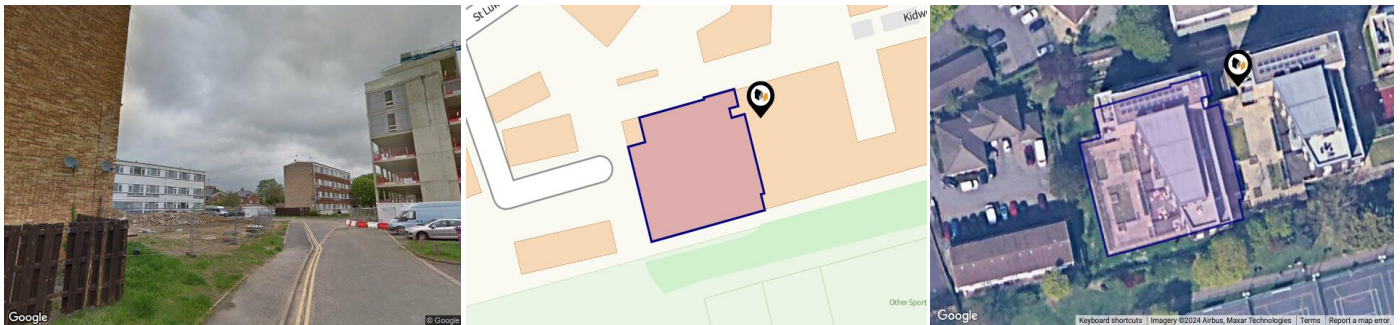
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	17/12/2015
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>	<b>End Date:</b>	01/01/2140
<b>Plot Area:</b>	0.31 acres	<b>Lease Term:</b>	125 years from 1 January 2015
<b>Year Built :</b>	2015	<b>Term Remaining:</b>	115 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,310		
<b>Title Number:</b>	BK482080		

## Local Area

<b>Local Authority:</b>	Windsor and Maidenhead
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>17</b> mb/s	<b>119</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



7, Kidwells Close, SL6

Energy rating

# B

Valid until 13.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

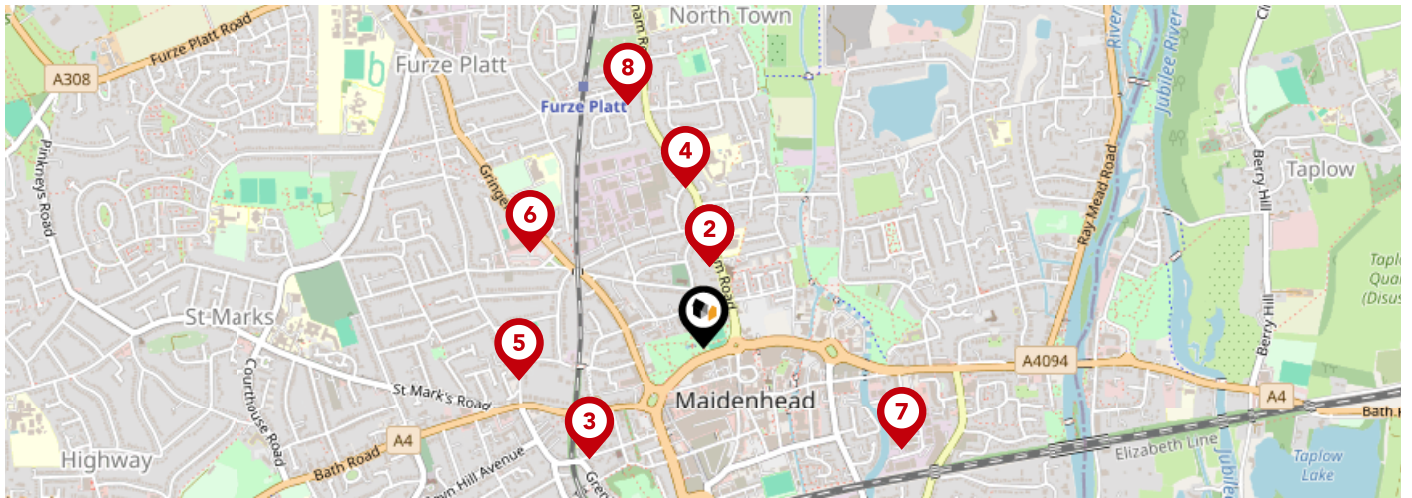
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Total Floor Area:</b>	67 m <sup>2</sup>

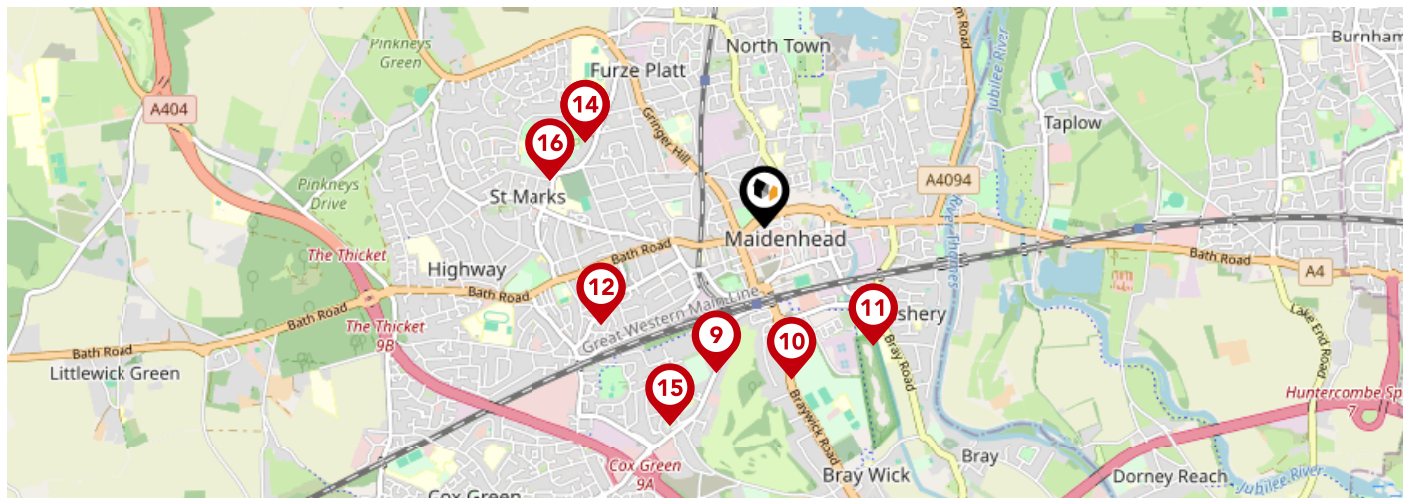
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Catholic Primary School, Maidenhead</b> Ofsted Rating: Requires improvement   Pupils: 304   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Luke's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 326   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highfield Preparatory School Limited</b> Ofsted Rating: Not Rated   Pupils: 94   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Riverside Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 389   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Claire's Court Schools</b> Ofsted Rating: Not Rated   Pupils: 961   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Piran's School</b> Ofsted Rating: Not Rated   Pupils: 450   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>RBWM Alternative Learning Provision</b> Ofsted Rating: Good   Pupils: 18   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Maidenhead Nursery School</b> Ofsted Rating: Outstanding   Pupils: 74   Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



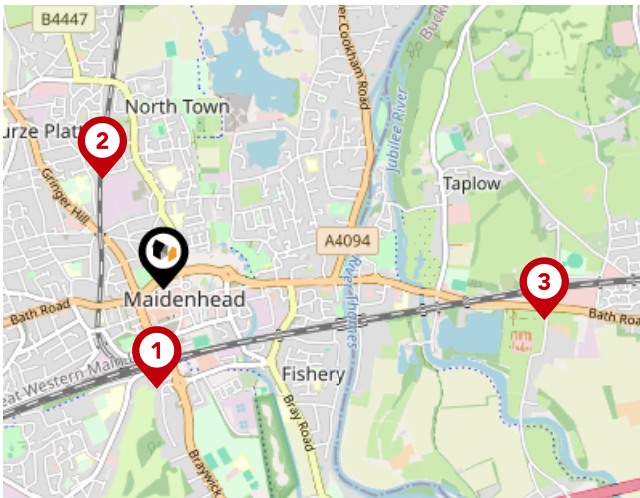
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Desborough College</b> Ofsted Rating: Good   Pupils: 728   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Forest Bridge School</b> Ofsted Rating: Good   Pupils: 113   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Oldfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>Boyne Hill CofE Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Furze Platt Junior School</b> Ofsted Rating: Outstanding   Pupils: 365   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Furze Platt Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>Larchfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>Alwyn Infant School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

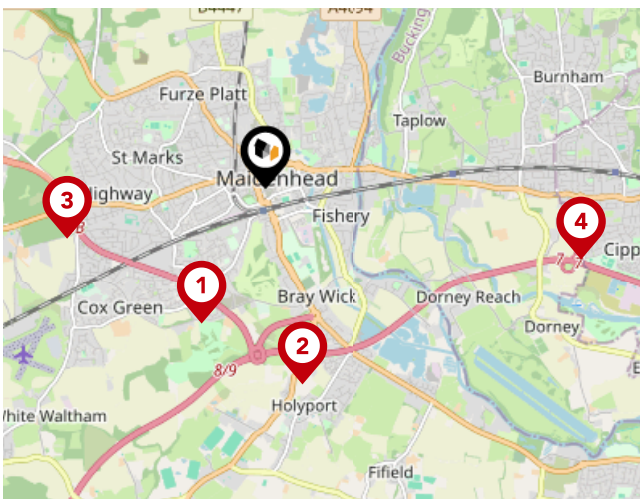
# Area

## Transport (National)



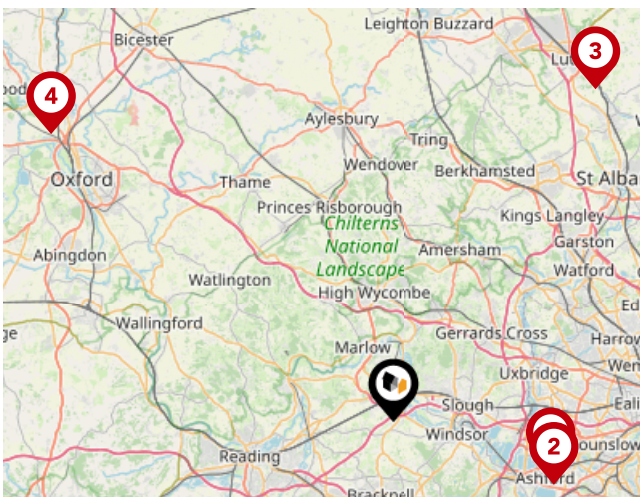
### National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.46 miles
2	Furze Platt Rail Station	0.58 miles
3	Taplow Rail Station	1.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	1.39 miles
2	M4 J8	1.83 miles
3	A404(M) J9	1.89 miles
4	M4 J7	2.97 miles
5	M40 J3	5.54 miles

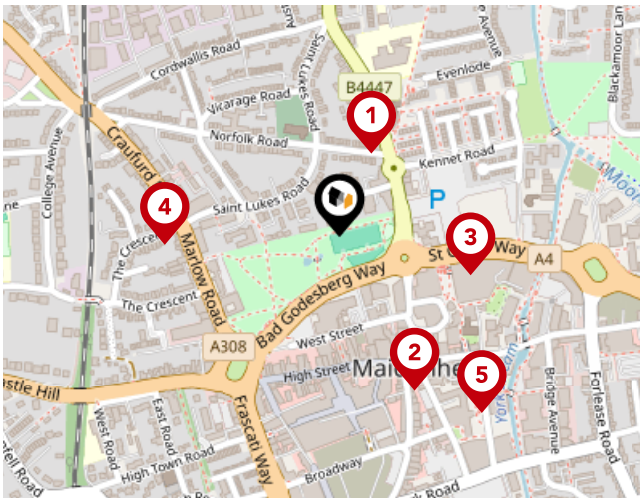


### Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	12.11 miles
2	Heathrow Airport Terminal 4	12.65 miles
3	Luton Airport	28.65 miles
4	Kidlington	32.95 miles

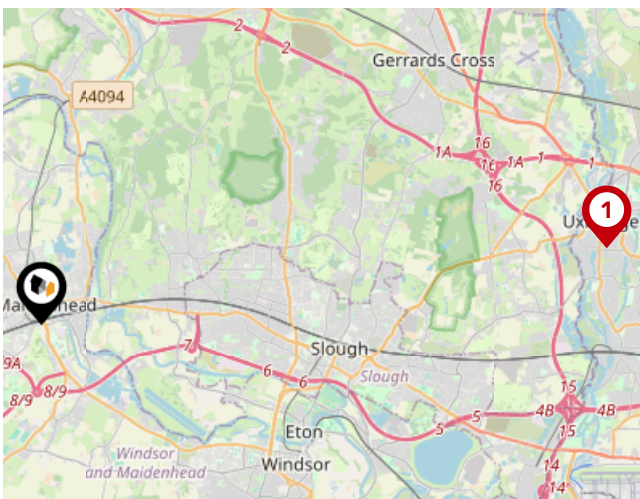
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Joseph's Church	0.1 miles
2	Market Street	0.2 miles
3	Sainsbury's	0.16 miles
4	St Lukes Road	0.2 miles
5	Library	0.26 miles



### Local Connections

Pin	Name	Distance
1	Uxbridge Underground Station	10.54 miles



# Market Sold in Street



<b>Flat 12, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	19/02/2024	08/01/2016
Last Sold Price:	£280,000	£279,950
<b>Flat 4, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	28/09/2021	05/02/2016
Last Sold Price:	£185,000	£212,950
<b>Flat 10, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	26/03/2020	16/12/2015
Last Sold Price:	£300,000	£294,950
<b>Flat 1, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	06/11/2019	08/01/2016
Last Sold Price:	£255,000	£241,950
<b>Flat 20, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	04/10/2019	18/12/2015
Last Sold Price:	£299,990	£282,500
<b>Flat 18, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	12/09/2019	18/12/2015
Last Sold Price:	£312,500	£297,500
<b>Flat 3, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	12/07/2018	16/12/2015
Last Sold Price:	£335,000	£299,950
<b>Flat 24, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	02/03/2017	29/01/2016
Last Sold Price:	£285,000	£234,950
<b>Flat 22, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	25/02/2016	
Last Sold Price:	£218,950	
<b>Flat 27, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	05/02/2016	
Last Sold Price:	£215,950	
<b>Flat 33, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	29/01/2016	
Last Sold Price:	£292,950	
<b>Flat 5, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>		Flat-maisonette House
Last Sold Date:	29/01/2016	
Last Sold Price:	£304,950	

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

# Market Sold in Street



<b>Flat 8, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 29/01/2016 Last Sold Price: £229,950	
<b>Flat 16, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 29/01/2016 Last Sold Price: £289,950	
<b>Flat 13, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 29/01/2016 Last Sold Price: £229,950	
<b>Flat 7, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 29/01/2016 Last Sold Price: £214,950	
<b>Flat 36, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 22/01/2016 Last Sold Price: £284,950	
<b>Flat 28, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 22/01/2016 Last Sold Price: £284,950	
<b>Flat 30, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 18/01/2016 Last Sold Price: £219,950	
<b>Flat 11, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 15/01/2016 Last Sold Price: £213,950	
<b>Flat 21, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 15/01/2016 Last Sold Price: £230,950	
<b>Flat 23, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 15/01/2016 Last Sold Price: £216,950	
<b>Flat 31, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 14/01/2016 Last Sold Price: £217,950	
<b>Flat 15, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 11/01/2016 Last Sold Price: £215,950	

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

# Market Sold in Street



<b>Flat 14, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 08/01/2016 Last Sold Price: £217,950	
<b>Flat 34, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 08/01/2016 Last Sold Price: £322,950	
<b>Flat 25, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 08/01/2016 Last Sold Price: £283,950	
<b>Flat 29, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 07/01/2016 Last Sold Price: £232,950	
<b>Flat 35, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 06/01/2016 Last Sold Price: £249,950	
<b>Flat 32, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 06/01/2016 Last Sold Price: £257,500	
<b>Flat 19, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 06/01/2016 Last Sold Price: £214,950	
<b>Flat 26, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 22/12/2015 Last Sold Price: £299,950	
<b>Flat 6, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 18/12/2015 Last Sold Price: £294,950	
<b>Flat 17, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 17/12/2015 Last Sold Price: £281,950	
<b>Flat 2, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 16/12/2015 Last Sold Price: £302,500	
<b>Flat 9, Medway House, 7, Kidwells Close, Maidenhead, SL6 8FZ</b>	Flat-maisonette House
Last Sold Date: 15/12/2015 Last Sold Price: £279,950	

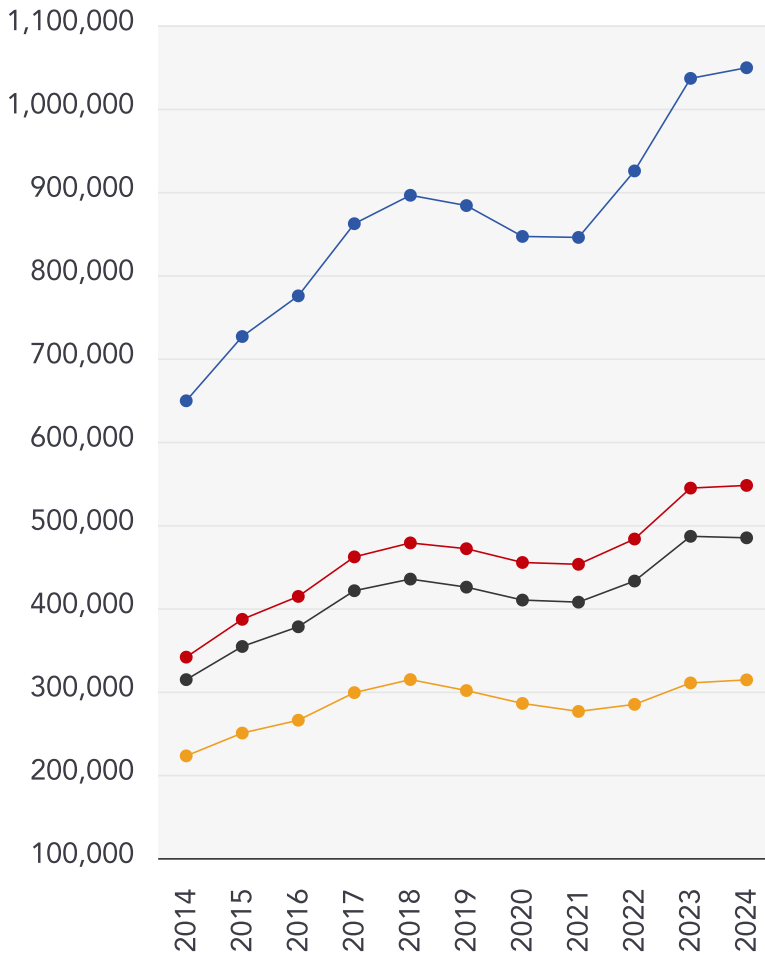
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# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

**+61.62%**

Semi-Detached

**+60.42%**

Terraced

**+54.19%**

Flat

**+40.97%**



# 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.

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# Avocado Property

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