

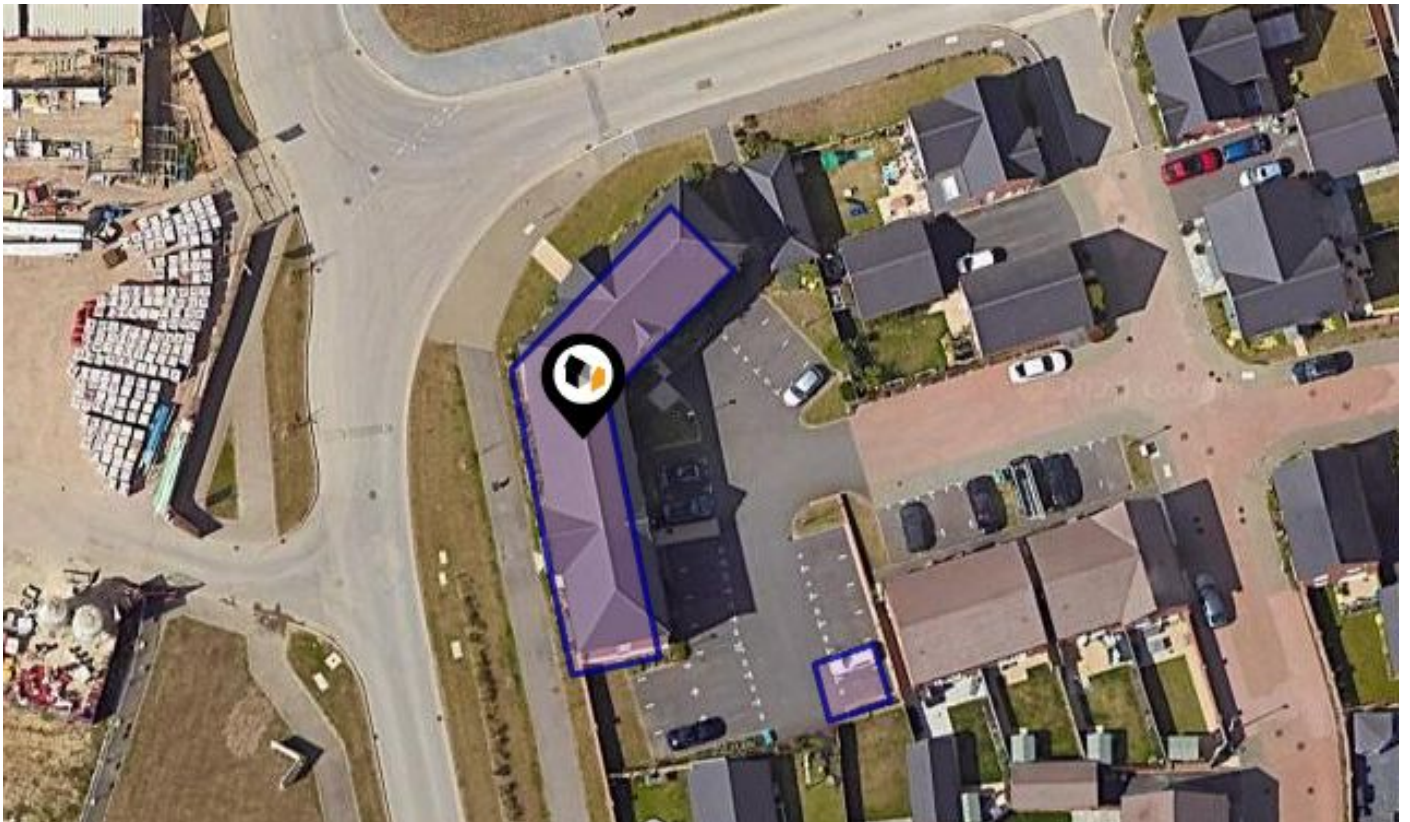


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



BOLTON DRIVE, SHINFIELD, READING, RG2

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	30/07/2019
Floor Area:	559 ft ² / 52 m ²	End Date:	01/01/2143
Plot Area:	0.09 acres	Lease Term:	125 years from and including 1 January 2018
Year Built :	2019	Term	118 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,011		
Title Number:	BK502645		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

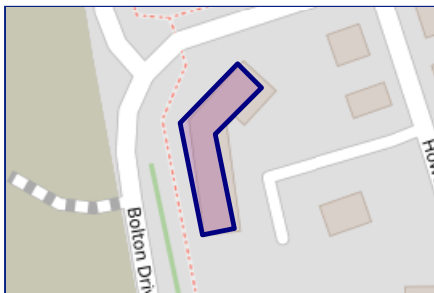


Freehold Title Plan



BK490656

Leasehold Title Plan



BK502645

Start Date: 30/07/2019
End Date: 01/01/2143
Lease Term: 125 years from and including 1 January 2018
Term Remaining: 118 years

Property EPC - Certificate



Bolton Drive, Shinfield, RG2

Energy rating

B

Valid until 04.07.2029

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

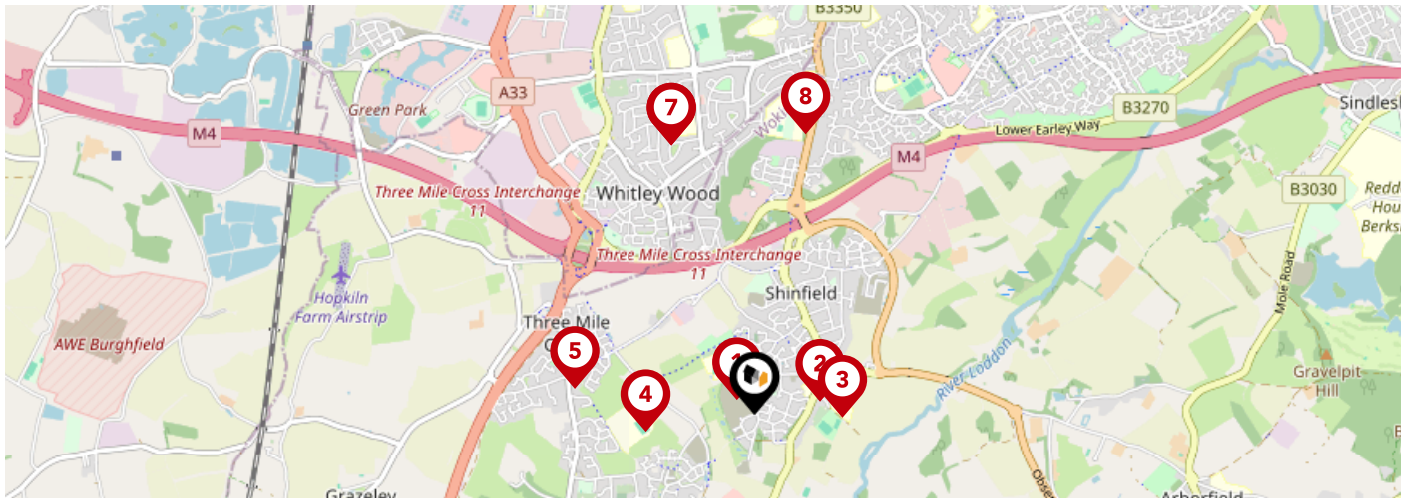
EPC - Additional Data



Additional EPC Data

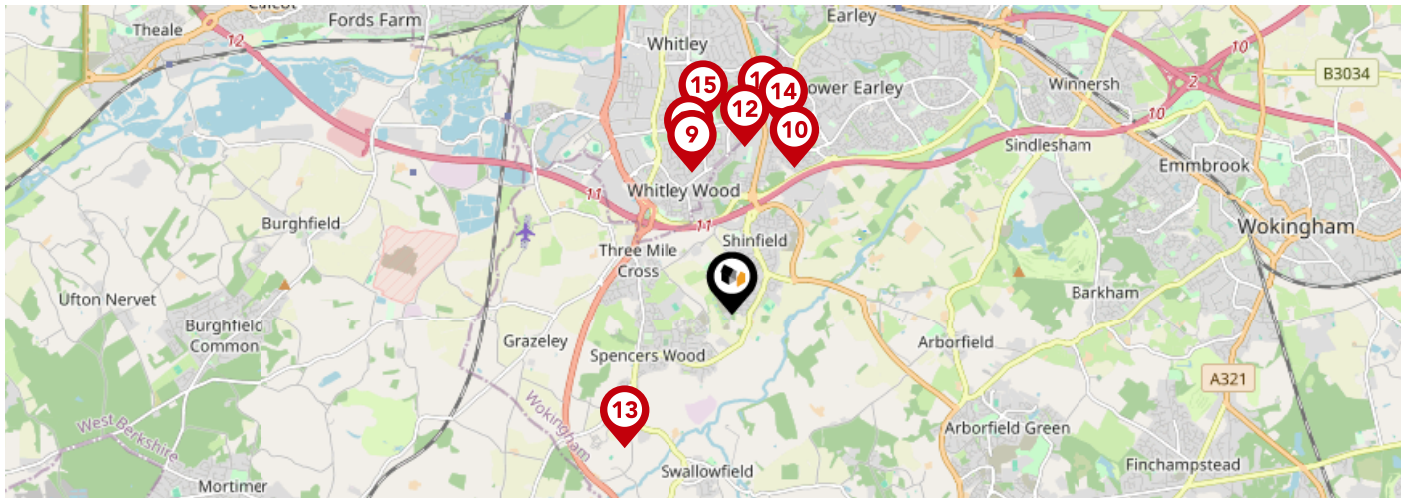
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, 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:	(other premises below)
Total Floor Area:	52 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

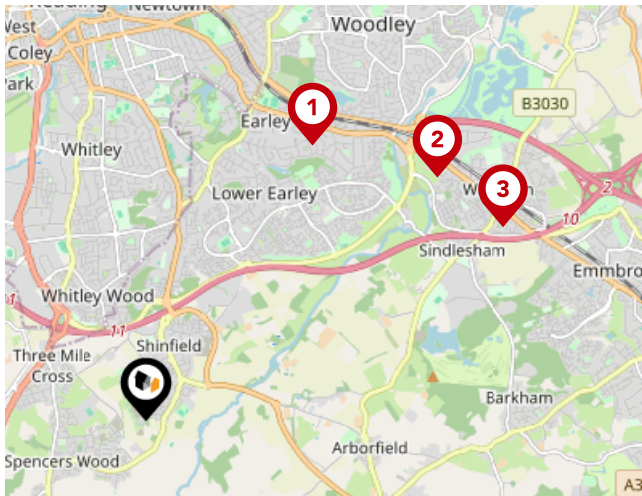
Area Schools



	Nursery	Primary	Secondary	College	Private
9 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:1.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

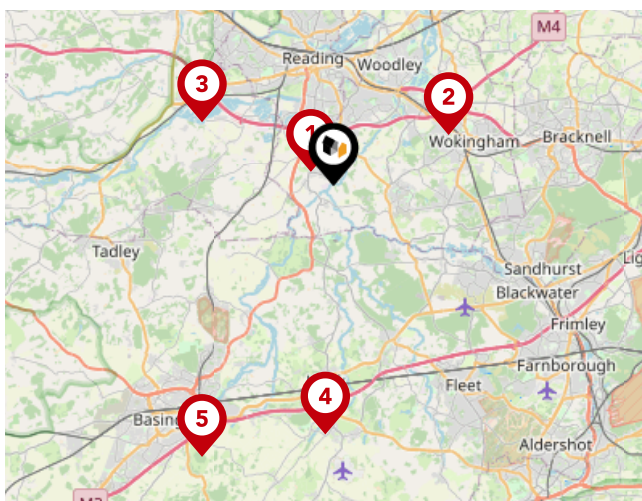
Area

Transport (National)



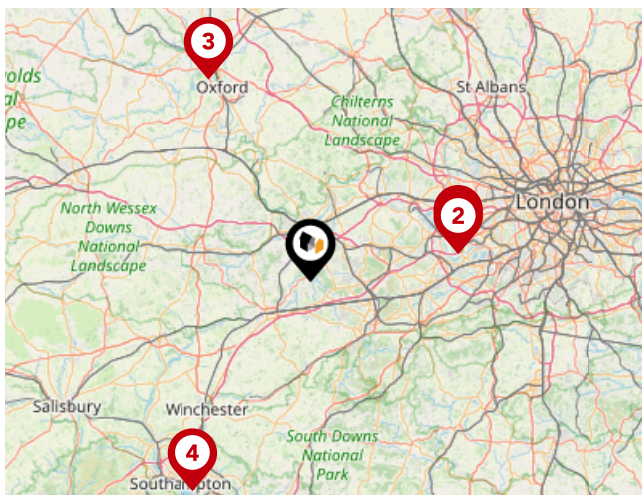
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.98 miles
2	Winnersh Triangle Rail Station	3.52 miles
3	Winnersh Rail Station	3.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.99 miles
2	M4 J10	4.68 miles
3	M4 J12	5.39 miles
4	M3 J5	9.2 miles
5	M3 J6	11.12 miles

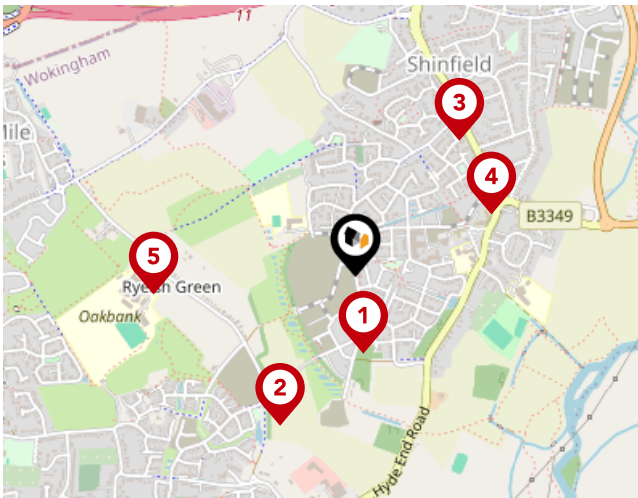


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.12 miles
2	Heathrow Airport Terminal 4	22.15 miles
3	Kidlington	33.32 miles
4	Southampton Airport	36 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lawrence Place	0.18 miles
2	Fullbrook Avenue	0.39 miles
3	Church Lane	0.39 miles
4	School Green	0.35 miles
5	Ryeish Green School	0.47 miles

Market Sold in Street



15, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	26/07/2024	10/03/2017	
Last Sold Price:	£475,000	£420,000	
99, Bolton Drive, Reading, RG2 9RD			Flat-maisonette House
Last Sold Date:	26/04/2024	28/06/2019	
Last Sold Price:	£220,000	£212,500	
9, Bolton Drive, Reading, RG2 9RD			Semi-detached House
Last Sold Date:	26/09/2023	26/04/2016	
Last Sold Price:	£500,000	£465,000	
11, Bolton Drive, Reading, RG2 9RD			Semi-detached House
Last Sold Date:	25/08/2023	31/03/2017	
Last Sold Price:	£450,000	£380,000	
25, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	15/02/2023	29/06/2018	
Last Sold Price:	£620,000	£560,000	
41, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	09/12/2022		
Last Sold Price:	£650,000		
86, Bolton Drive, Reading, RG2 9RD			Semi-detached House
Last Sold Date:	21/11/2022		
Last Sold Price:	£465,000		
19, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	21/07/2022	31/03/2017	
Last Sold Price:	£585,000	£555,000	
5, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	28/06/2022		
Last Sold Price:	£500,000		
3, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	24/06/2022		
Last Sold Price:	£550,000		
7, Bolton Drive, Reading, RG2 9RD			Detached House
Last Sold Date:	05/05/2022	06/03/2017	
Last Sold Price:	£400,000	£328,000	
59, Bolton Drive, Reading, RG2 9RD			Flat-maisonette House
Last Sold Date:	11/04/2022		
Last Sold Price:	£234,000		

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

Market Sold in Street



42, Bolton Drive, Reading, RG2 9RD	Terraced House
Last Sold Date: 31/03/2022	
Last Sold Price: £465,000	
93, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 30/03/2022 27/06/2019	
Last Sold Price: £215,000 £210,000	
75, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 30/03/2022	
Last Sold Price: £235,000	
67, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 04/02/2022	
Last Sold Price: £232,000	
69, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 31/01/2022	
Last Sold Price: £235,000	
79, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 28/01/2022	
Last Sold Price: £290,000	
73, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 17/01/2022	
Last Sold Price: £290,000	
63, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 22/12/2021	
Last Sold Price: £290,000	
65, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 22/12/2021	
Last Sold Price: £290,000	
36, Bolton Drive, Reading, RG2 9RD	Terraced House
Last Sold Date: 21/12/2021	
Last Sold Price: £455,000	
77, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 21/12/2021	
Last Sold Price: £235,000	
71, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 20/12/2021	
Last Sold Price: £290,000	

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

Market Sold in Street



34, Bolton Drive, Reading, RG2 9RD		Terraced House
Last Sold Date:	20/12/2021	
Last Sold Price:	£450,000	
32, Bolton Drive, Reading, RG2 9RD		Terraced House
Last Sold Date:	17/12/2021	
Last Sold Price:	£437,600	
38, Bolton Drive, Reading, RG2 9RD		Terraced House
Last Sold Date:	15/12/2021	
Last Sold Price:	£435,000	
40, Bolton Drive, Reading, RG2 9RD		Terraced House
Last Sold Date:	13/12/2021	
Last Sold Price:	£430,000	
30, Bolton Drive, Reading, RG2 9RD		Detached House
Last Sold Date:	07/12/2021	
Last Sold Price:	£575,000	
33, Bolton Drive, Reading, RG2 9RD		Semi-detached House
Last Sold Date:	29/09/2021	30/08/2018
Last Sold Price:	£427,000	£430,750
53, Bolton Drive, Reading, RG2 9RD		Detached House
Last Sold Date:	28/06/2021	
Last Sold Price:	£437,600	
55, Bolton Drive, Reading, RG2 9RD		Semi-detached House
Last Sold Date:	25/06/2021	
Last Sold Price:	£495,000	
49, Bolton Drive, Reading, RG2 9RD		Semi-detached House
Last Sold Date:	23/06/2021	
Last Sold Price:	£384,500	
101, Bolton Drive, Reading, RG2 9RD		Flat-maisonette House
Last Sold Date:	21/06/2021	27/09/2019
Last Sold Price:	£211,000	£215,000
47, Bolton Drive, Reading, RG2 9RD		Detached House
Last Sold Date:	11/06/2021	
Last Sold Price:	£570,000	
26, Bolton Drive, Reading, RG2 9RD		Semi-detached House
Last Sold Date:	20/01/2021	
Last Sold Price:	£465,000	

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

Market Sold in Street



39, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 21/12/2020	
Last Sold Price: £515,000	
24, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 16/12/2020	
Last Sold Price: £440,000	
22, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 16/12/2020	
Last Sold Price: £425,000	
43, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 14/12/2020	
Last Sold Price: £490,000	
28, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 11/12/2020	
Last Sold Price: £468,000	
45, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 09/12/2020	
Last Sold Price: £490,000	
81, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 28/02/2020	
Last Sold Price: £255,000	
95, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 29/11/2019	
Last Sold Price: £210,000	
89, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 31/10/2019	
Last Sold Price: £260,000	
85, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 20/09/2019	
Last Sold Price: £260,000	
87, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 28/08/2019	
Last Sold Price: £275,000	
91, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 31/07/2019	
Last Sold Price: £270,000	

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

Market Sold in Street



103, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 31/07/2019	
Last Sold Price: £212,500	
97, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 26/07/2019	
Last Sold Price: £210,000	
83, Bolton Drive, Reading, RG2 9RD	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £270,000	
37, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 31/08/2018	
Last Sold Price: £430,000	
31, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £450,000	
20, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £495,000	
14, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 29/06/2018	
Last Sold Price: £535,000	
29, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 28/06/2018	
Last Sold Price: £503,000	
35, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 31/05/2018	
Last Sold Price: £600,000	
27, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 31/05/2018	
Last Sold Price: £500,000	
18, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 01/05/2018	
Last Sold Price: £600,000	
16, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 01/05/2018	
Last Sold Price: £560,000	

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

Market Sold in Street



10, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 03/04/2018	
Last Sold Price: £510,000	
4, Bolton Drive, Reading, RG2 9RD	Terraced House
Last Sold Date: 29/03/2018	
Last Sold Price: £400,000	
12, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 29/03/2018	
Last Sold Price: £560,000	
8, Bolton Drive, Reading, RG2 9RD	Terraced House
Last Sold Date: 09/03/2018	
Last Sold Price: £410,000	
6, Bolton Drive, Reading, RG2 9RD	Terraced House
Last Sold Date: 28/02/2018	
Last Sold Price: £400,000	
17, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 23/06/2017	
Last Sold Price: £500,000	
21, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 19/06/2017	
Last Sold Price: £595,000	
2, Bolton Drive, Reading, RG2 9RD	Detached House
Last Sold Date: 28/04/2017	
Last Sold Price: £595,000	
23, Bolton Drive, Reading, RG2 9RD	Semi-detached House
Last Sold Date: 27/04/2017	
Last Sold Price: £475,000	

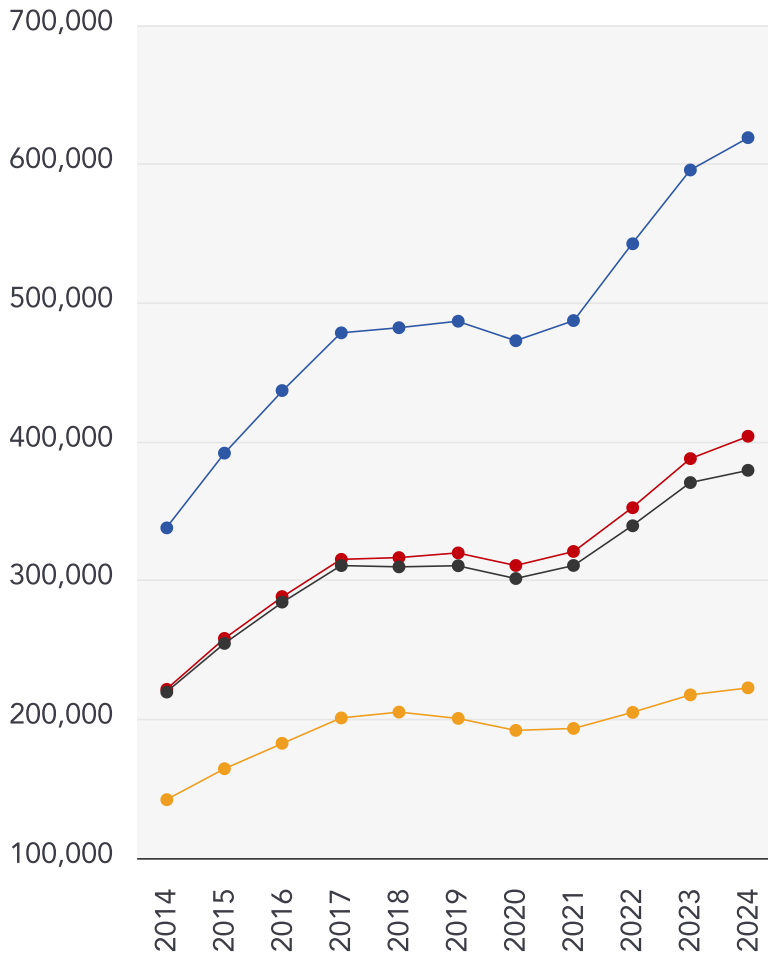
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

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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