

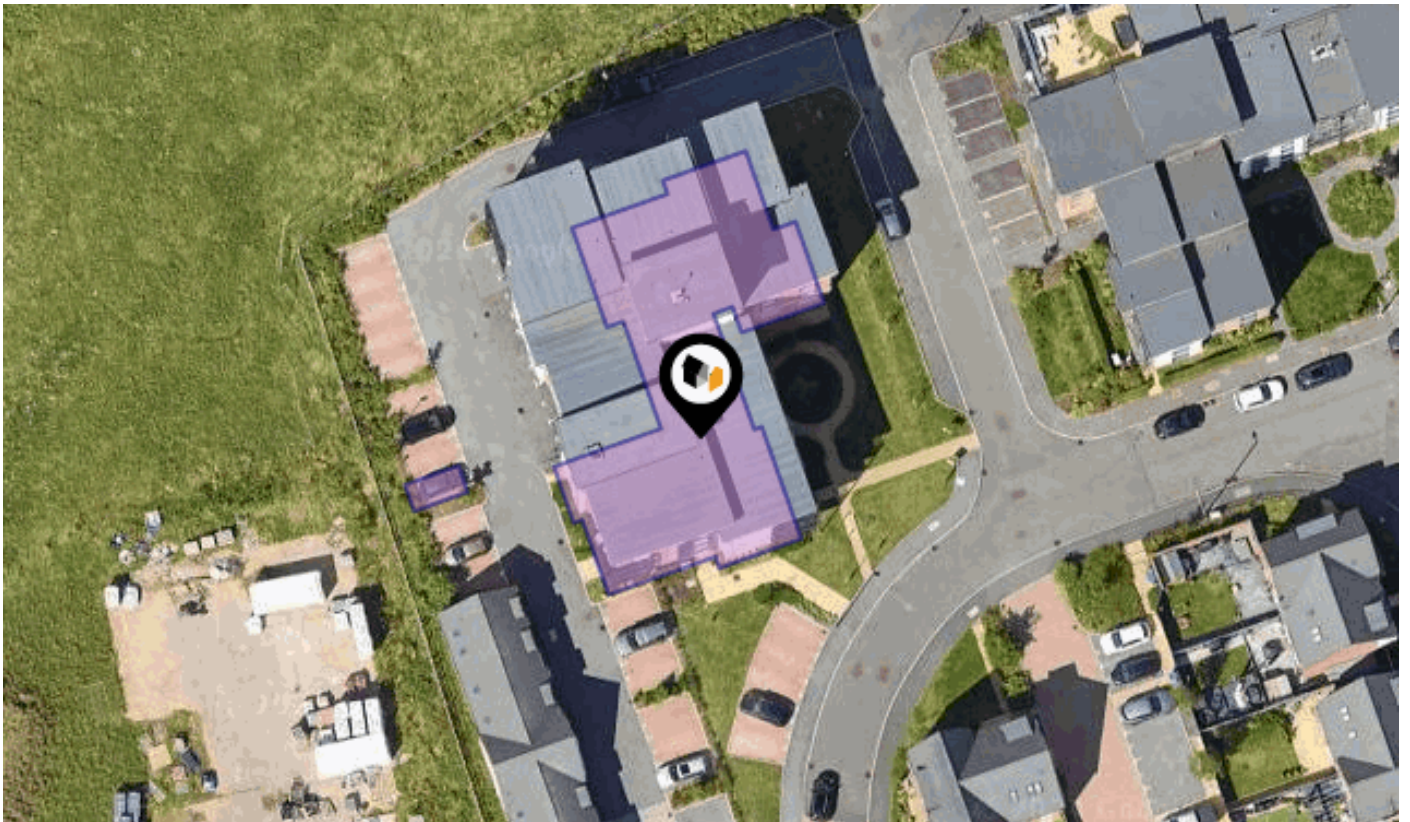


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



WEBSTER CLOSE, BRACKNELL, RG12

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	19/12/2019
Floor Area:	495 ft ² / 46 m ²	End Date:	01/01/3017
Plot Area:	0.12 acres	Lease Term:	999 years commencing on and including 1 January 2018
Year Built :	2019	Term Remaining:	992 years
Council Tax :	Band C		
Annual Estimate:	£1,823		
Title Number:	BK506226		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



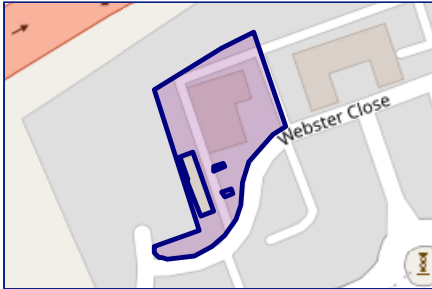
Satellite/Fibre TV Availability:



Property Multiple Title Plans

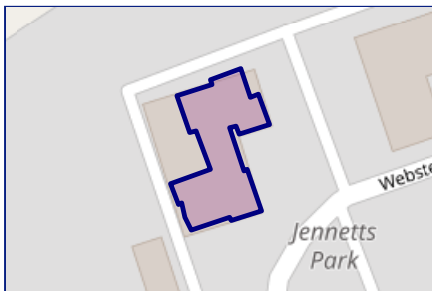


Freehold Title Plan



BK496205

Leasehold Title Plan



BK506226

Start Date: 19/12/2019
End Date: 01/01/3017
Lease Term: 999 years commencing on and including 1 January 2018
Term Remaining: 992 years

Property EPC - Certificate



Webster Close, RG12

Energy rating

B

Valid until 05.11.2029

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

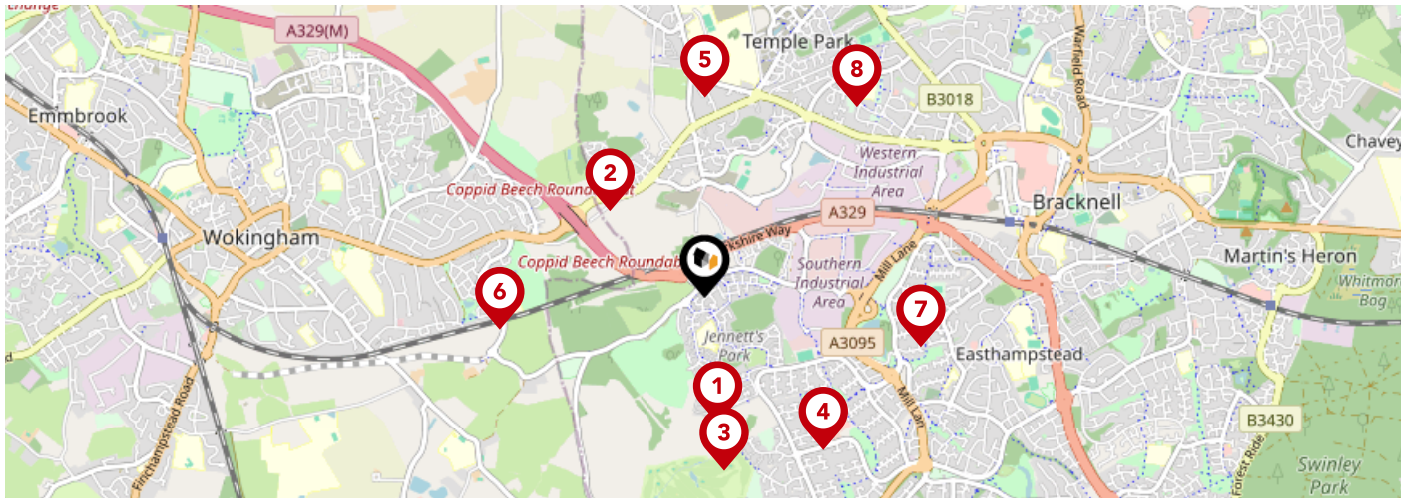
EPC - Additional Data



Additional EPC Data

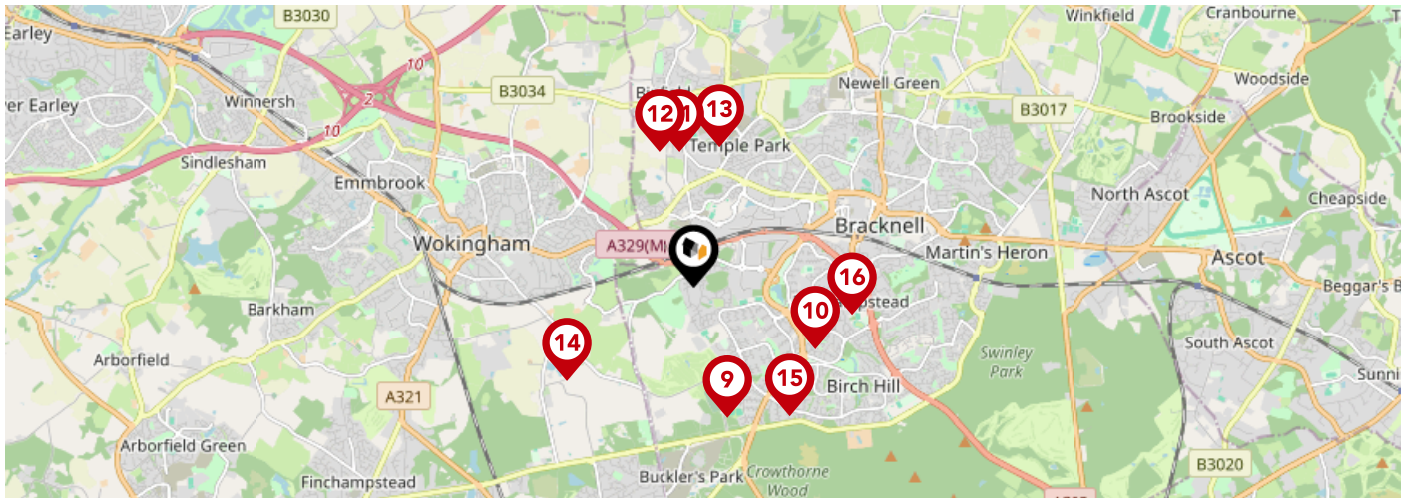
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°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:	46 m ²

Area Schools



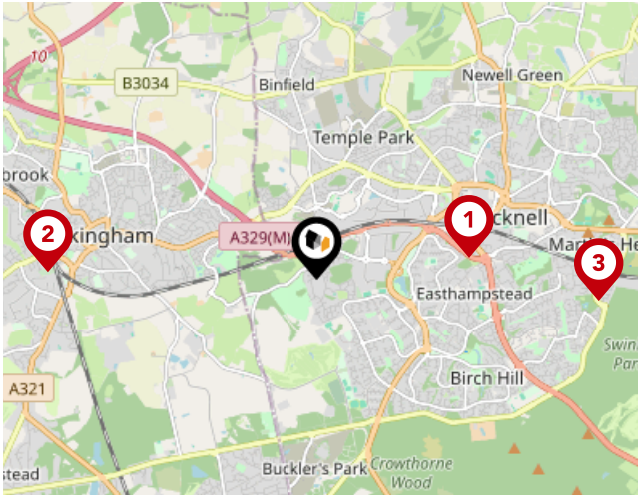
		Nursery	Primary	Secondary	College	Private
1	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



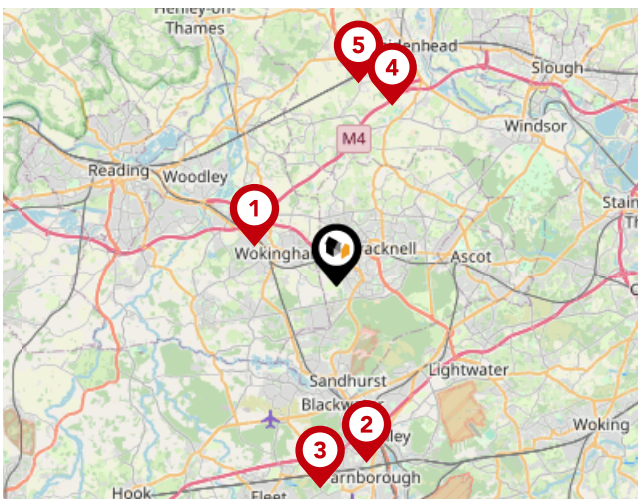
		Nursery	Primary	Secondary	College	Private
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



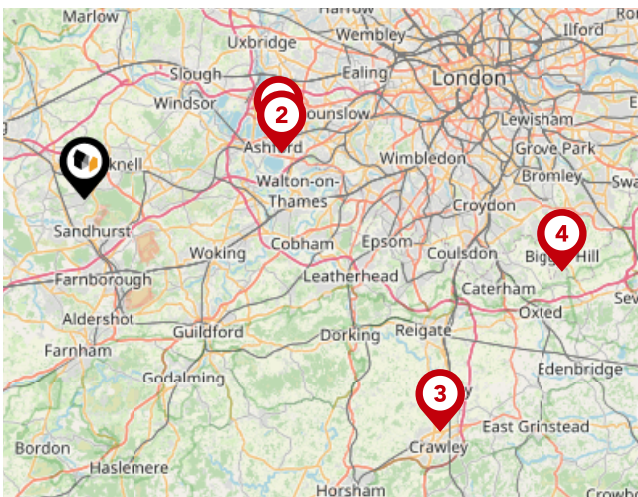
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.42 miles
2	Wokingham Rail Station	2.48 miles
3	Martins Heron Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.35 miles
2	M3 J4	6.61 miles
3	M3 J4A	7.47 miles
4	A404(M) J9A	7.06 miles
5	A404(M) J9	7.57 miles

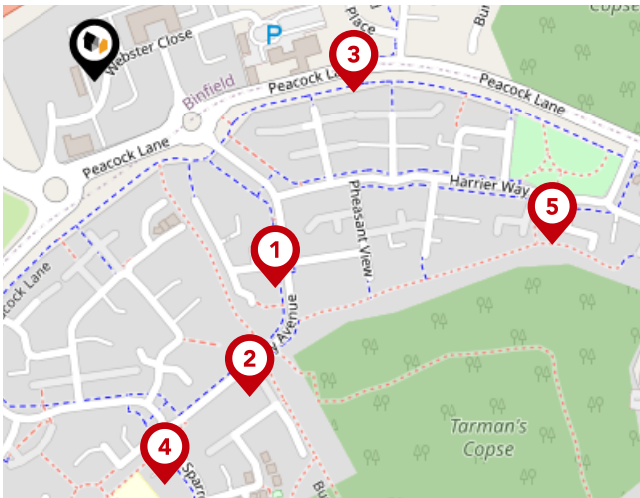


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.99 miles
2	Heathrow Airport Terminal 4	14.94 miles
3	Gatwick Airport	31.48 miles
4	Leaves Green	35.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fieldfare Drive	0.16 miles
2	Burnthouse Ride	0.2 miles
3	Peacock Farm	0.15 miles
4	Woodpecker Place	0.24 miles
5	Quail Corner	0.28 miles

Market Sold in Street



39, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 02/02/2024	
Last Sold Price: £275,000	
25, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 24/11/2023 28/06/2019	
Last Sold Price: £260,000 £250,000	
17, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 17/07/2023 27/06/2019	
Last Sold Price: £277,000 £249,950	
10, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 23/06/2023 27/06/2019	
Last Sold Price: £282,500 £236,000	
36, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 24/02/2023 24/07/2020	
Last Sold Price: £275,000 £260,000	
47, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 31/01/2023 01/04/2020	
Last Sold Price: £280,000 £249,000	
14, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 25/07/2022 28/06/2019	
Last Sold Price: £217,000 £185,000	
58, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 31/05/2022 20/12/2019	
Last Sold Price: £287,500 £255,000	
Block B, 53, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 14/10/2020	
Last Sold Price: £264,000	
51, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 25/09/2020	
Last Sold Price: £215,000	
Block B, 45, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/08/2020	
Last Sold Price: £262,000	
40, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/08/2020	
Last Sold Price: £247,000	

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

Market Sold in Street



Block B, 37, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 14/08/2020	
Last Sold Price: £255,000	
48, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 07/08/2020	
Last Sold Price: £246,500	
Block B, 32, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 07/08/2020	
Last Sold Price: £243,500	
54, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 05/08/2020	
Last Sold Price: £256,000	
46, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/07/2020	
Last Sold Price: £254,000	
Block B, 29, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 27/07/2020	
Last Sold Price: £247,500	
Block A, 12, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 22/07/2020	
Last Sold Price: £200,000	
59, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/07/2020	
Last Sold Price: £242,500	
43, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 25/06/2020	
Last Sold Price: £212,000	
Block B, 39, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 01/06/2020	
Last Sold Price: £247,000	
56, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 29/05/2020	
Last Sold Price: £230,000	
35, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 29/05/2020	
Last Sold Price: £210,000	

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

Market Sold in Street



52, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 27/03/2020	
Last Sold Price: £259,000	
44, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/03/2020	
Last Sold Price: £257,000	
28, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 13/03/2020	
Last Sold Price: £200,000	
38, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 02/03/2020	
Last Sold Price: £234,650	
30, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/02/2020	
Last Sold Price: £245,000	
55, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 17/02/2020	
Last Sold Price: £251,000	
57, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/01/2020	
Last Sold Price: £211,000	
49, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £190,000	
50, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £200,000	
42, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £200,000	
41, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £196,650	
31, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £235,000	

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

Market Sold in Street



34, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £205,000	
33, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 20/12/2019	
Last Sold Price: £194,750	
26, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 31/10/2019	
Last Sold Price: £275,000	
27, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 21/10/2019	
Last Sold Price: £275,000	
15, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 22/08/2019	
Last Sold Price: £199,950	
22, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 08/07/2019	
Last Sold Price: £247,950	
24, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £210,000	
23, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £253,950	
21, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £211,500	
20, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £211,000	
19, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £185,000	
16, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 28/06/2019	
Last Sold Price: £185,000	

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

Market Sold in Street



11, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £199,950	
9, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £249,950	
18, Webster Close, Bracknell, RG12 8HJ	Flat-maisonette House
Last Sold Date: 27/06/2019	
Last Sold Price: £233,000	
4, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 17/05/2019	
Last Sold Price: £400,000	
8, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 26/04/2019	
Last Sold Price: £402,950	
1, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 28/03/2019	
Last Sold Price: £315,000	
2, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 14/03/2019	
Last Sold Price: £340,000	
7, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 14/03/2019	
Last Sold Price: £399,950	
5, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 14/03/2019	
Last Sold Price: £399,950	
3, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 14/03/2019	
Last Sold Price: £385,950	
6, Webster Close, Bracknell, RG12 8HJ	Semi-detached House
Last Sold Date: 11/03/2019	
Last Sold Price: £402,950	

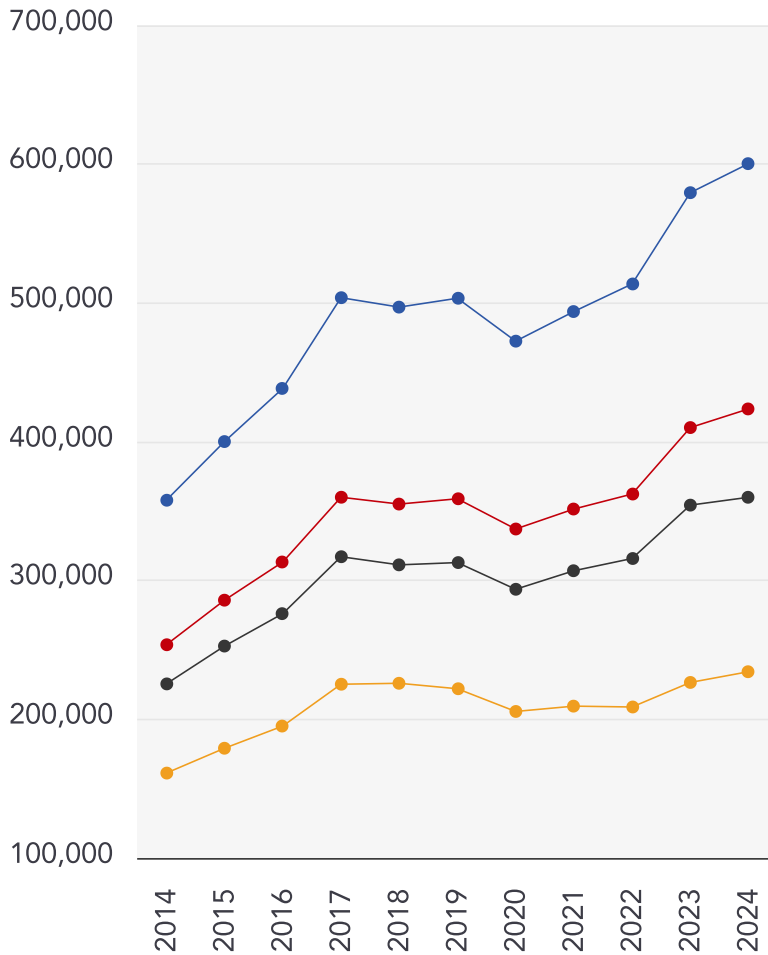
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

Avocado Property

About Us



Avocado Property

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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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