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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th January 2025



GARRARD HOUSE, 30, GARRARD STREET, READING, RG1

Avocado Property

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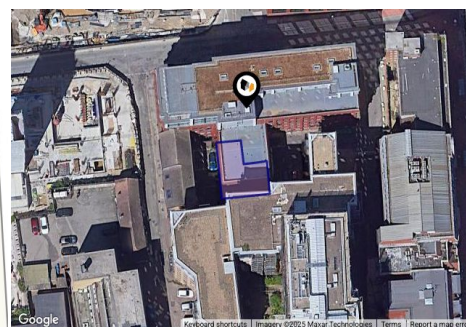
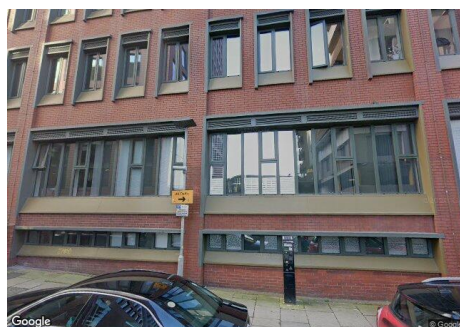
kiel@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	355 ft ² / 33 m ²
Plot Area:	0.03 acres
Year Built :	2016
Council Tax :	Band B
Annual Estimate:	£1,841
Title Number:	BK478076

Tenure:	Leasehold
Start Date:	22/06/2016
End Date:	25/03/2141
Lease Term:	125 years from 25 March 2016
Term Remaining:	116 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



1000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



30 Garrard Street, RG1

Energy rating

C

Valid until 03.04.2026

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

Property

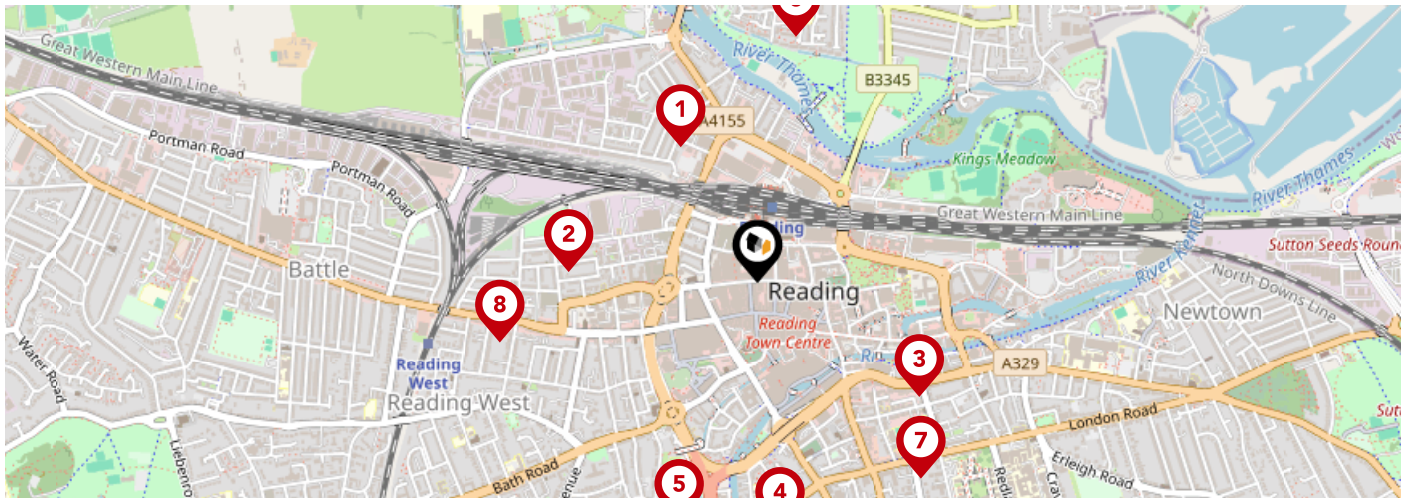
EPC - Additional Data



Additional EPC Data

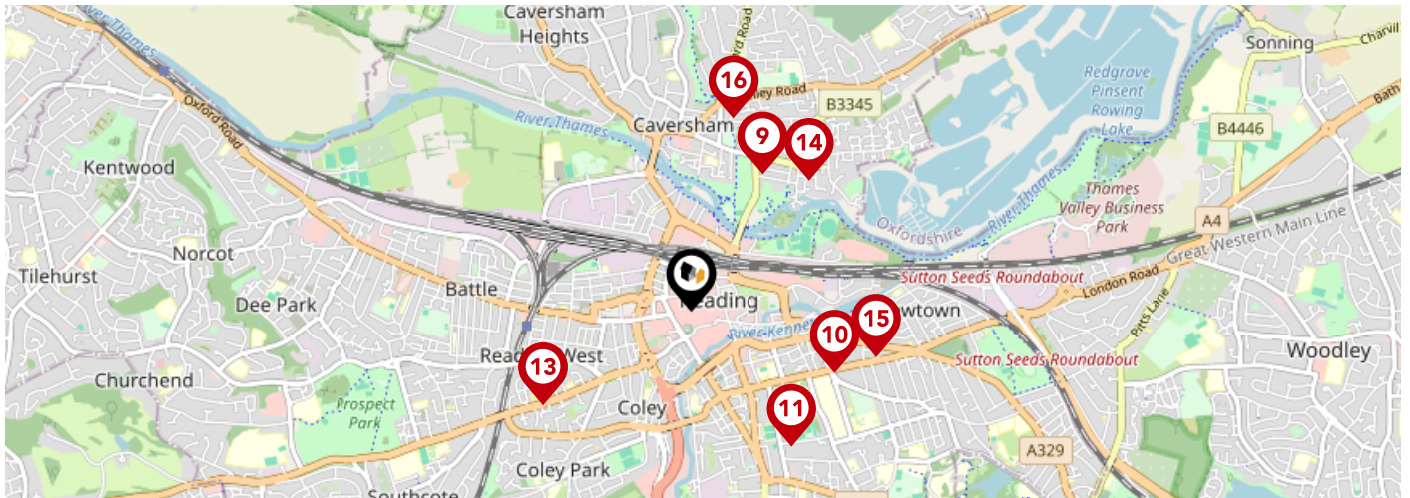
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	33 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thameside Primary School Ofsted Rating: Good Pupils: 374 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

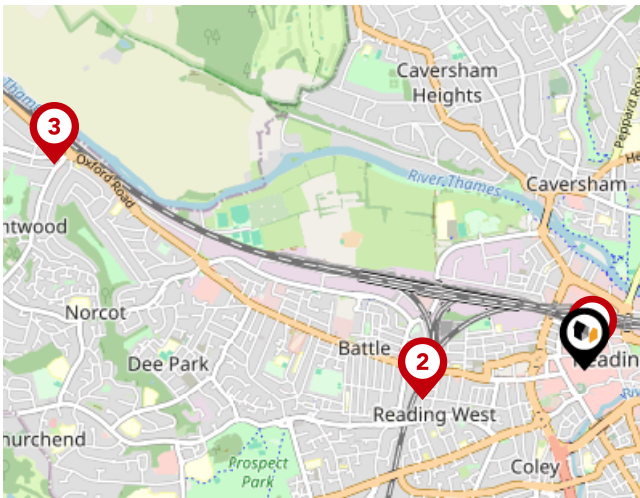
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 178 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Bridge Nursery School Ofsted Rating: Outstanding Pupils: 68 Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 453 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Anne's School Ofsted Rating: Not Rated Pupils: 403 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

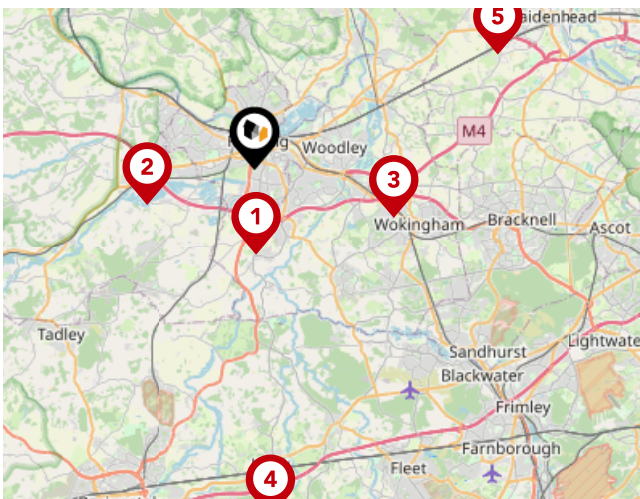
Area

Transport (National)



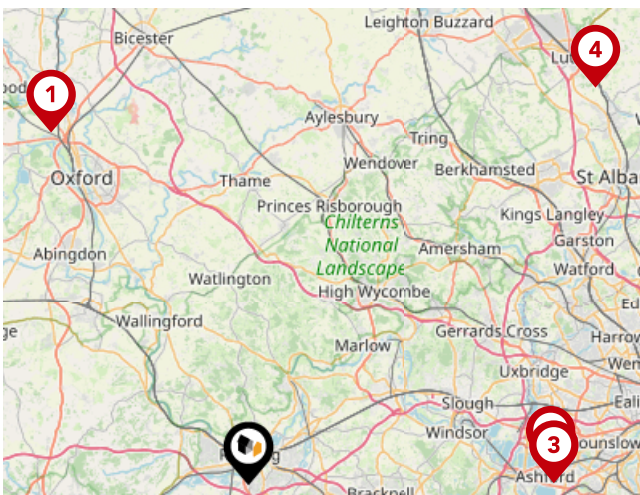
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	0.07 miles
	Reading West Rail Station	0.75 miles
	Tilehurst Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	3.13 miles
	M4 J12	4.18 miles
	M4 J10	5.43 miles
	M3 J5	12.91 miles
	A404(M) J9	9.93 miles



Airports/Helipads

Pin	Name	Distance
	Kidlington	29.65 miles
	Heathrow Airport	22.44 miles
	Heathrow Airport Terminal 4	22.64 miles
	Luton Airport	38.85 miles

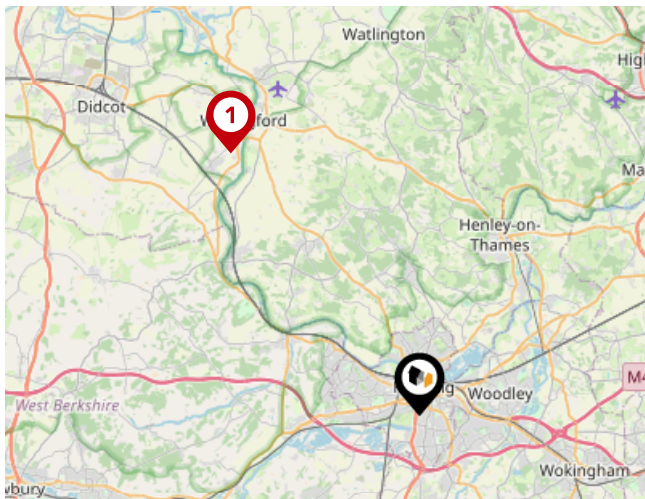
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.04 miles
2	Station Road	0.05 miles
3	Friar Street	0.07 miles
4	Reading RailAir	0.08 miles
5	South West Interchange	0.11 miles



Local Connections

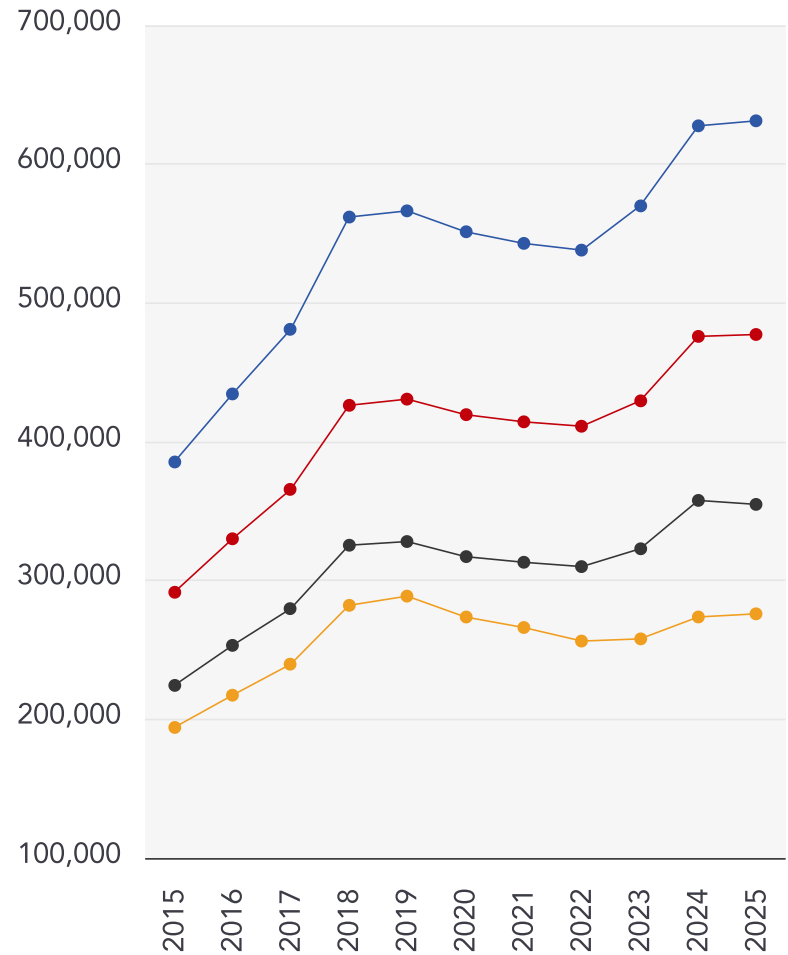
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.95 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG1



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

Flat

+42.18%

Avocado Property

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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

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Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

