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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> February 2025



**BARTHOLOMEW COURT, BARTHOLOMEW STREET,  
NEWBURY, RG14**

**Avocado Property**

07545 349240

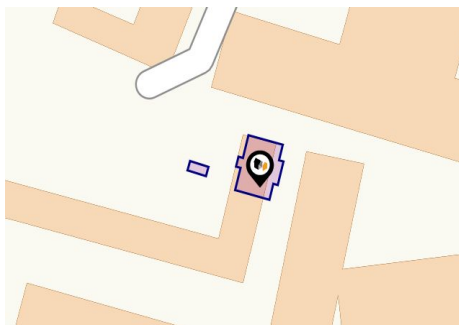
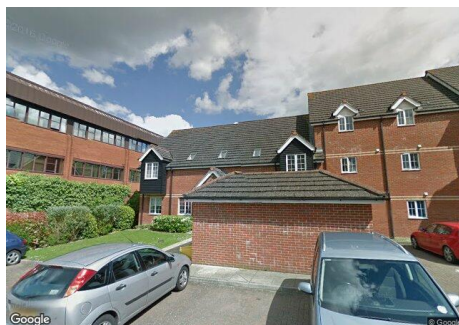
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# Property Overview



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 570 ft<sup>2</sup> / 53 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Year Built :** 2001  
**Council Tax :** Band C  
**Annual Estimate:** £2,012  
**Title Number:** BK373197

**Tenure:** Leasehold  
**Start Date:** 18/07/2001  
**End Date:** 01/04/2125  
**Lease Term:** 125 years from 1 April 2000  
**Term Remaining:** 100 years

## Local Area

**Local Authority:** West berkshire  
**Conservation Area:** Newbury Town Centre  
**Flood Risk:**  
● Rivers & Seas No Risk  
● Surface Water Very Low

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

**17** **80** **330**  
mb/s mb/s mb/s



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



O<sub>2</sub>



EE



3



O<sub>2</sub>

**Satellite/Fibre TV Availability:**



BT



sky

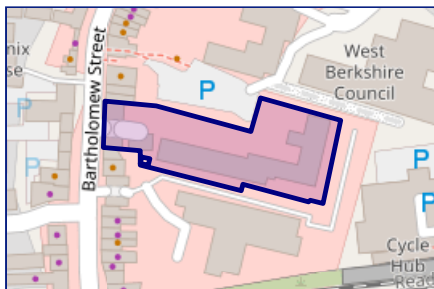


Virgin media

# Property Multiple Title Plans

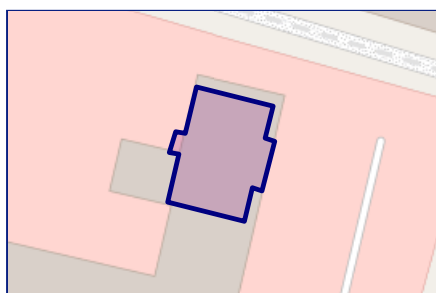


## Freehold Title Plan



**BK269657**

## Leasehold Title Plan



**BK373197**

Start Date: 18/07/2001  
End Date: 01/04/2125  
Lease Term: 125 years from 1 April 2000  
Term Remaining: 100 years

# Property

## EPC - Certificate



Bartholomew Court, Bartholomew Street, NEWBURY,  
RG14

Energy rating

C

Valid until 20.01.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   c  | 78   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

## EPC - Additional Data

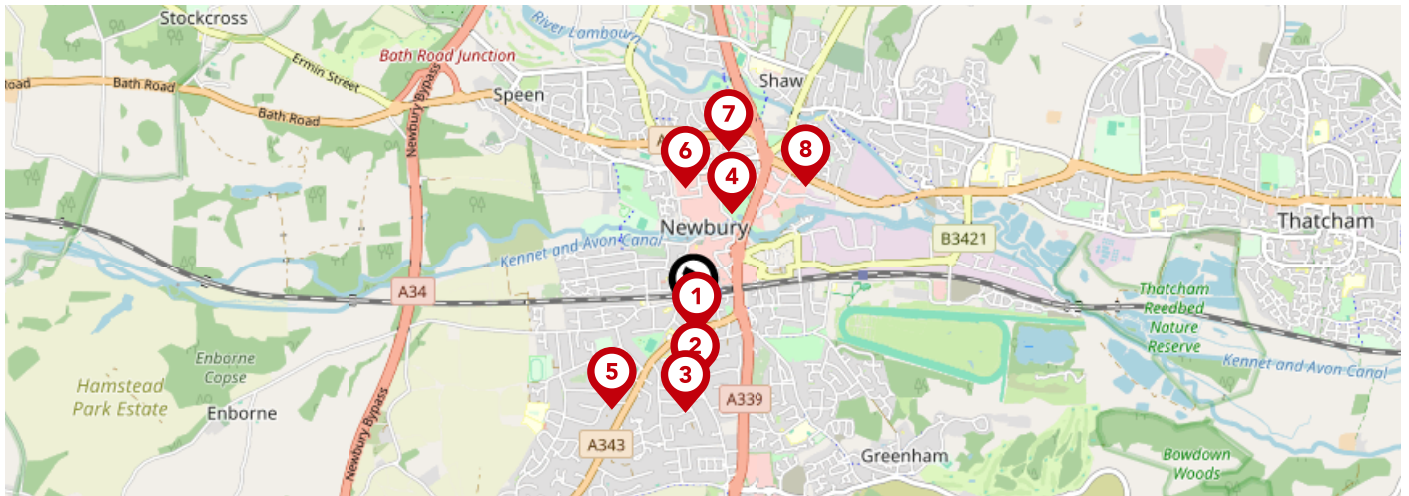


### Additional EPC Data

|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Top-floor flat                             |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                 | Good                                       |
| <b>Roof:</b>                         | Pitched, insulated (assumed)               |
| <b>Roof Energy:</b>                  | Good                                       |
| <b>Window:</b>                       | Fully double glazed                        |
| <b>Window Energy:</b>                | Average                                    |
| <b>Main Heating:</b>                 | Electric storage heaters                   |
| <b>Main Heating Energy:</b>          | Average                                    |
| <b>Main Heating Controls:</b>        | Manual charge control                      |
| <b>Main Heating Controls Energy:</b> | Poor                                       |
| <b>Hot Water System:</b>             | Electric immersion, off-peak               |
| <b>Hot Water Energy Efficiency:</b>  | Average                                    |
| <b>Lighting:</b>                     | Low energy lighting in all fixed outlets   |
| <b>Lighting Energy:</b>              | Very good                                  |
| <b>Floors:</b>                       | (another dwelling below)                   |
| <b>Secondary Heating:</b>            | Room heaters, electric                     |
| <b>Total Floor Area:</b>             | 53 m <sup>2</sup>                          |

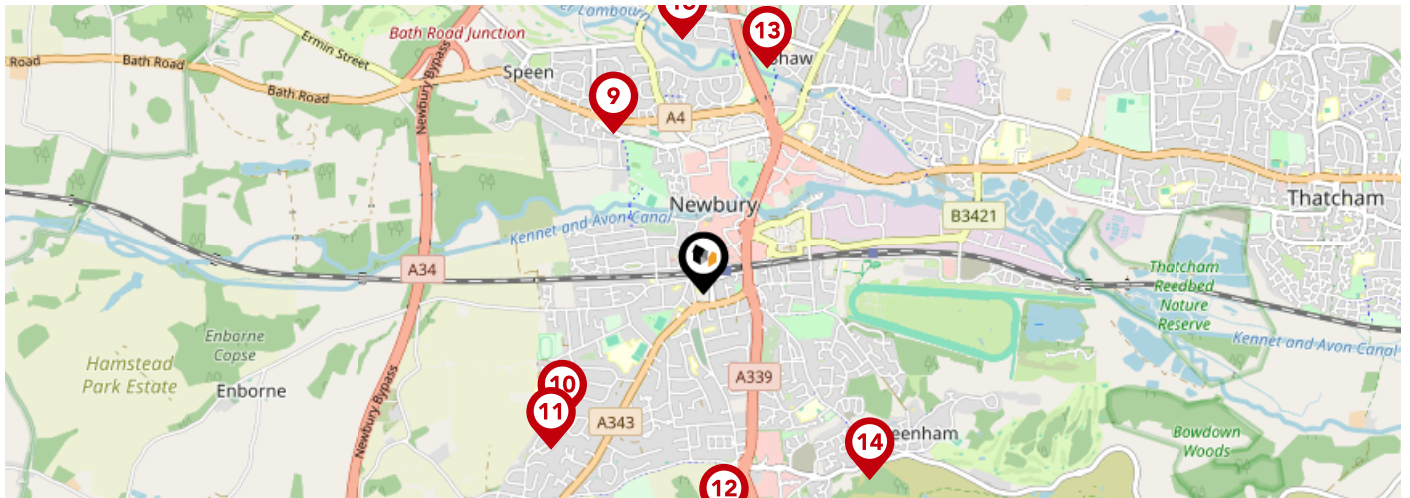


# Area Schools



|          |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Nicolas C.E. Junior School</b><br>Ofsted Rating: Good   Pupils: 258   Distance:0.08                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>iCollege Alternative Provision</b><br>Ofsted Rating: Good   Pupils: 61   Distance:0.32                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St John the Evangelist CofE Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 188   Distance:0.45 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Victoria Park Nursery School &amp; Family Hub</b><br>Ofsted Rating: Outstanding   Pupils: 125   Distance:0.5   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Bartholomew's School</b><br>Ofsted Rating: Outstanding   Pupils: 1988   Distance:0.57                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Speenhamland School</b><br>Ofsted Rating: Good   Pupils: 302   Distance:0.59                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Winchcombe School</b><br>Ofsted Rating: Good   Pupils: 446   Distance:0.78                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Joseph's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 232   Distance:0.79                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

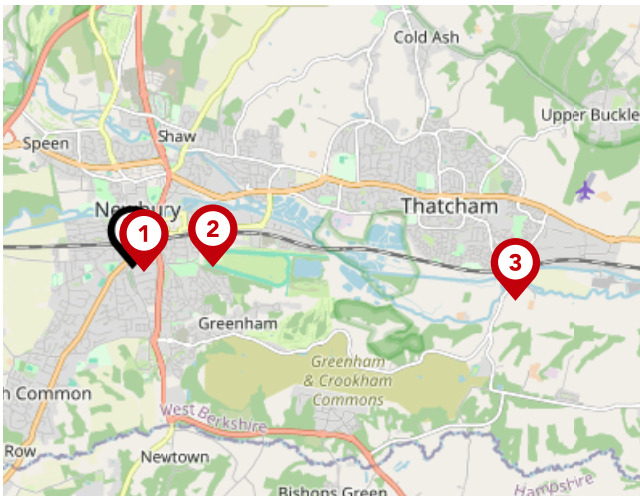
# Area Schools



|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Robert Sandilands Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 239   Distance:0.85           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>John Rankin Junior School</b><br>Ofsted Rating: Good   Pupils: 358   Distance:0.88                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>John Rankin Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 272   Distance:1.01                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Newbury College</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:1.08                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Trinity School</b><br>Ofsted Rating: Good   Pupils: 1300   Distance:1.08  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>The Willows Primary School</b><br>Ofsted Rating: Good   Pupils: 393   Distance:1.16                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Shaw-cum-Donnington C.E. Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 89   Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>The Castle School</b><br>Ofsted Rating: Outstanding   Pupils: 180   Distance:1.18                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

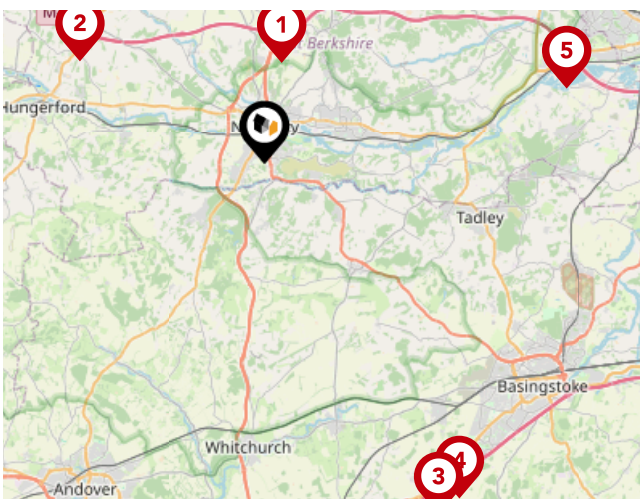
# Area

## Transport (National)



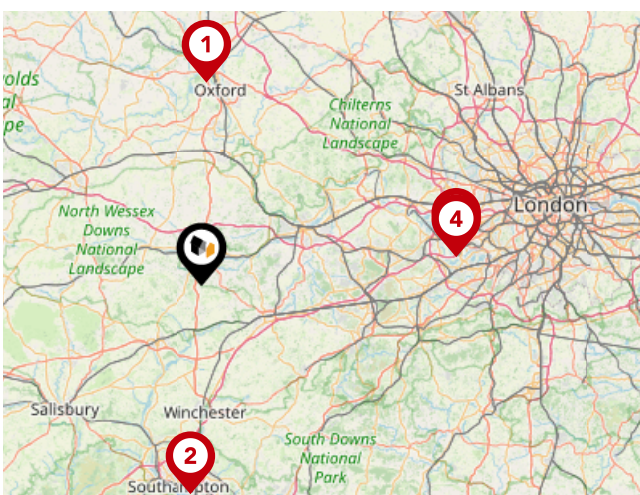
### National Rail Stations

| Pin | Name                            | Distance   |
|-----|---------------------------------|------------|
| 1   | Newbury Rail Station            | 0.11 miles |
| 2   | Newbury Racecourse Rail Station | 0.74 miles |
| 3   | Thatcham Rail Station           | 3.55 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J13 | 3.83 miles  |
| 2   | M4 J14 | 7.81 miles  |
| 3   | M3 J8  | 14.5 miles  |
| 4   | M3 J7  | 14.35 miles |
| 5   | M4 J12 | 11.56 miles |



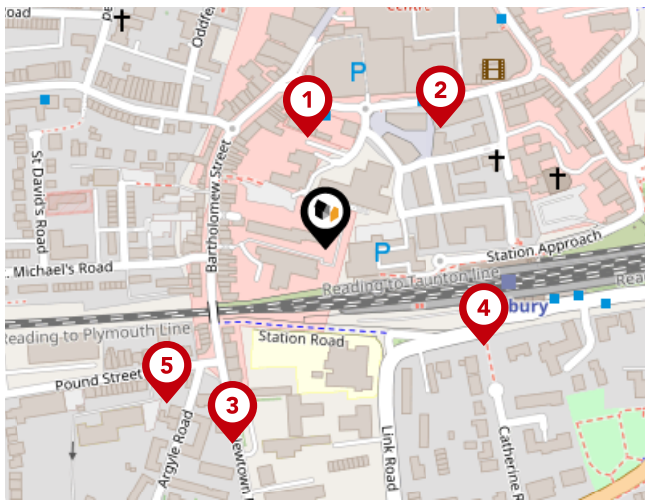
### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Kidlington                  | 30.02 miles |
| 2   | Southampton Airport         | 31.01 miles |
| 3   | Heathrow Airport            | 37.98 miles |
| 4   | Heathrow Airport Terminal 4 | 38.08 miles |



# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Market Street   | 0.07 miles |
| 2   | Market Street   | 0.1 miles  |
| 3   | Fair Close      | 0.12 miles |
| 4   | Newbury Station | 0.11 miles |
| 5   | Argyle Road     | 0.13 miles |

# Avocado Property

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### 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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