

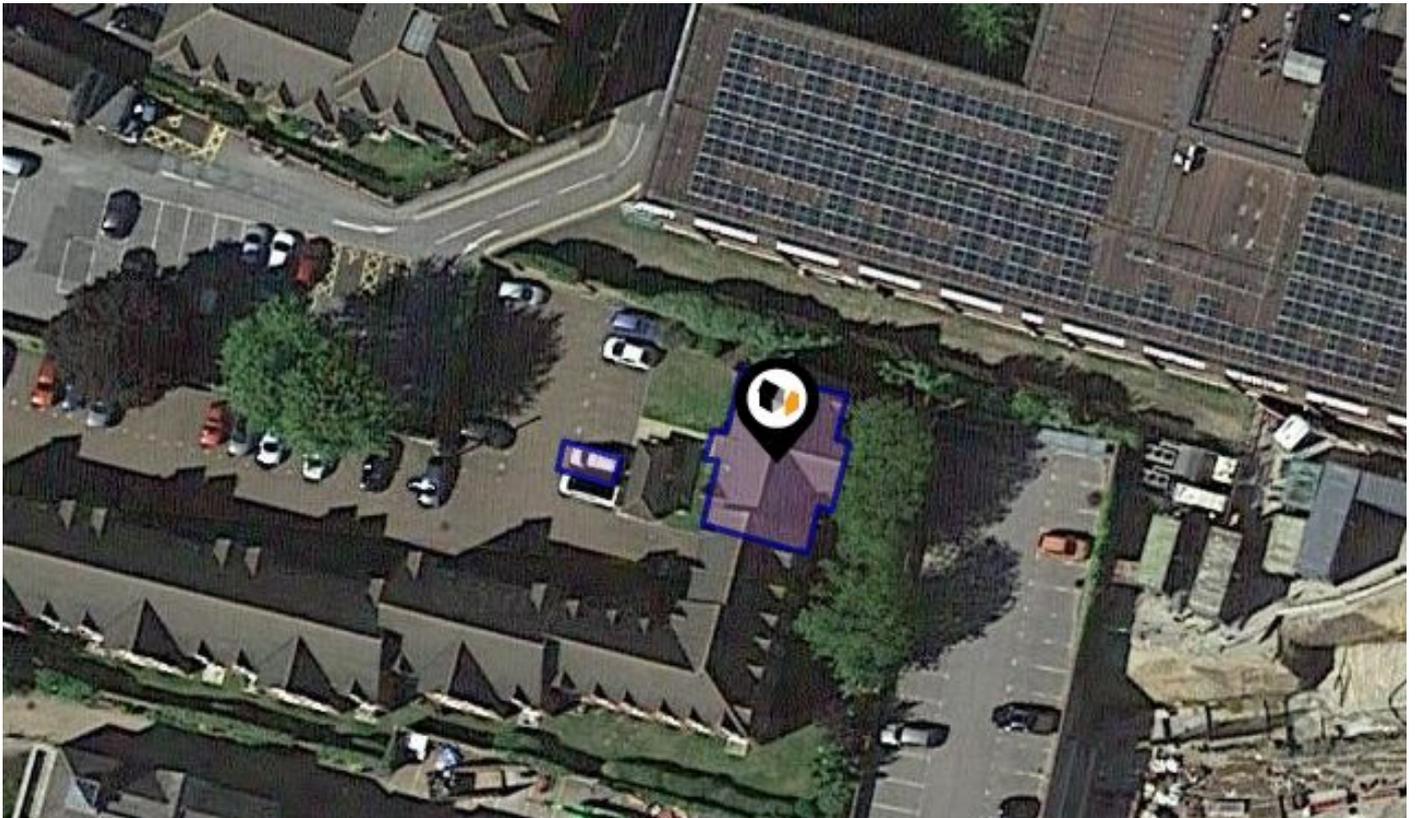


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# KFB: Key Facts For Buyers

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

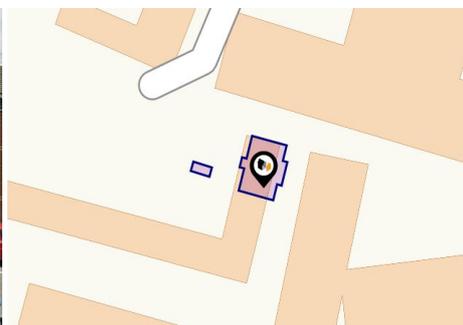
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	18/07/2001
<b>Floor Area:</b>	570 ft <sup>2</sup> / 53 m <sup>2</sup>	<b>End Date:</b>	01/04/2125
<b>Plot Area:</b>	0.03 acres	<b>Lease Term:</b>	125 years from 1 April 2000
<b>Year Built :</b>	2001	<b>Term Remaining:</b>	100 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,012		
<b>Title Number:</b>	BK373197		

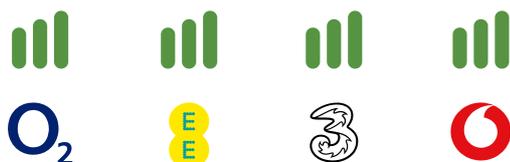
## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



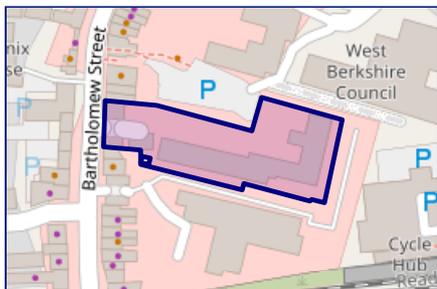
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

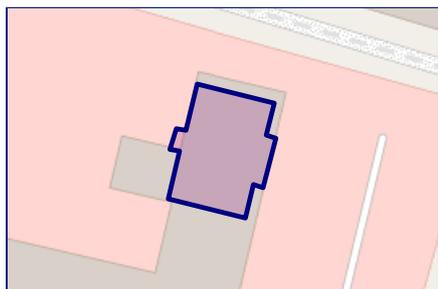


## Freehold Title Plan



**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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   C	78   C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# 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> 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> 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> 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> 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> 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> 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> 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> Ofsted Rating: Good   Pupils: 232   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

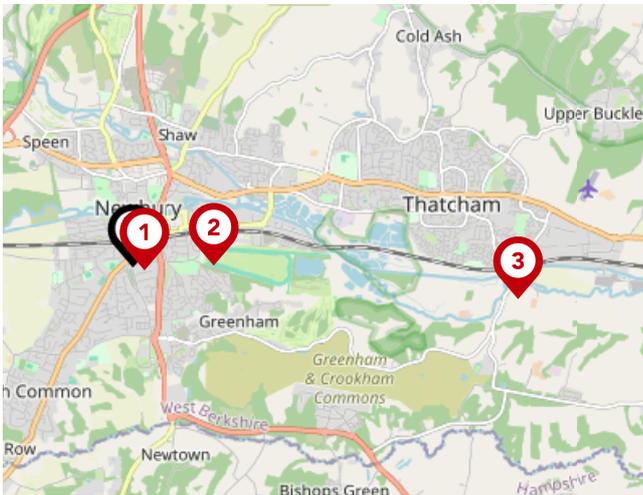
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Robert Sandilands Primary School and Nursery</b> 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>John Rankin Junior School</b> 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>John Rankin Infant and Nursery School</b> 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>Newbury College</b> 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>Trinity School</b> 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>The Willows Primary School</b> 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>Shaw-cum-Donnington C.E. Primary School</b> 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>The Castle School</b> Ofsted Rating: Outstanding   Pupils: 180   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

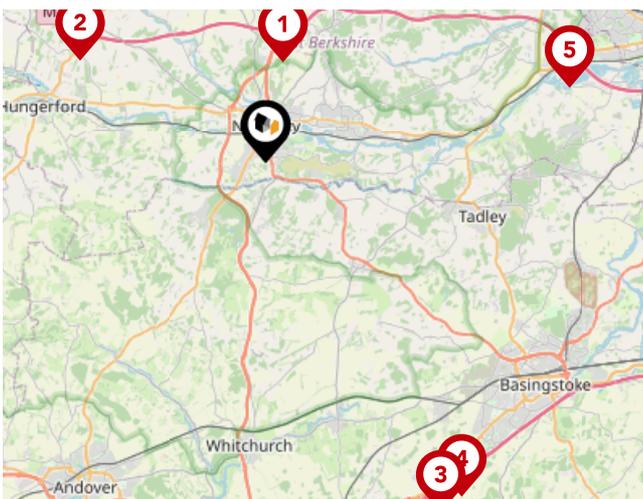
# Area

## Transport (National)



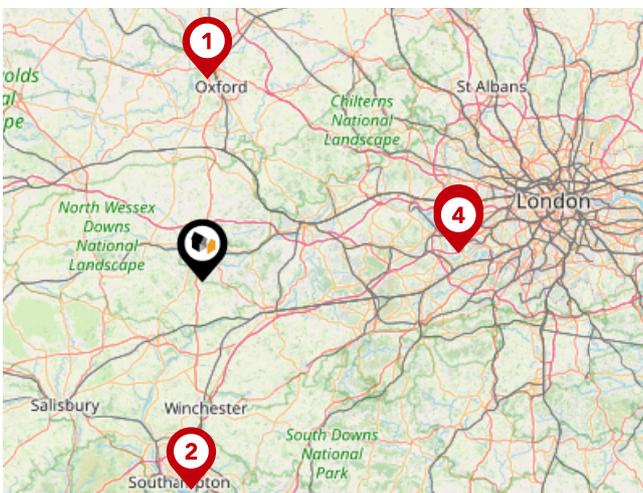
### National Rail Stations

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

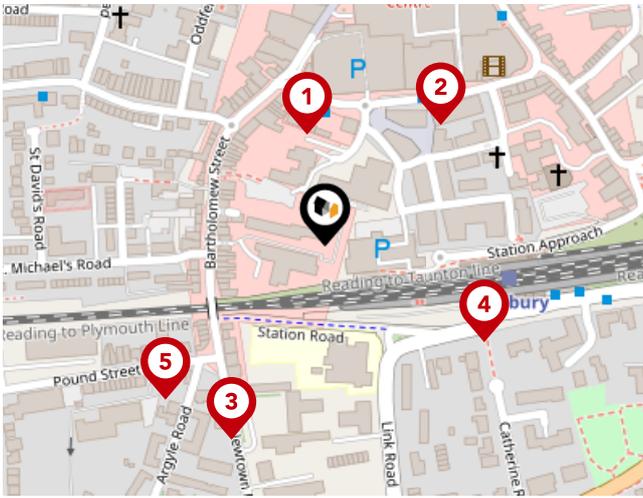


### Airports/HELIPADS

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

## 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.

# Agent Disclaimer



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# Avocado Property

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