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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th February 2025



BOYNE HOUSE, 56, QUILLER AVENUE, ARBORFIELD GREEN, READING, RG2

Avocado Property

07917 157387

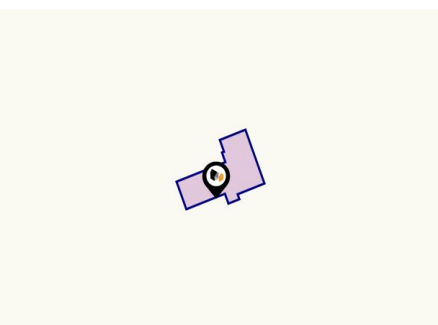
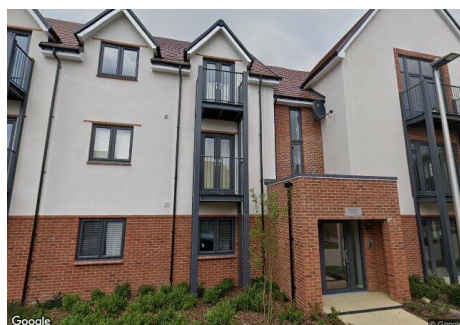
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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 753 ft² / 70 m²
Plot Area: 0.05 acres
Council Tax : Band C
Annual Estimate: £2,011
Title Number: BK527834

Tenure: Leasehold
Start Date: 11/04/2023
End Date: 01/01/3021
Lease Term: 999 years from 1 January 2022
Term Remaining: 996 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	57 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



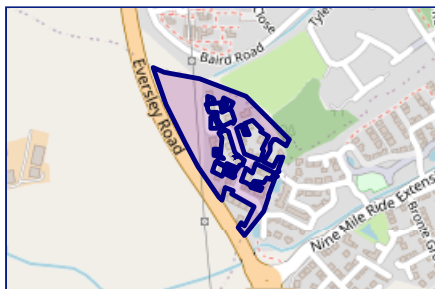
Satellite/Fibre TV Availability:



Property Multiple Title Plans

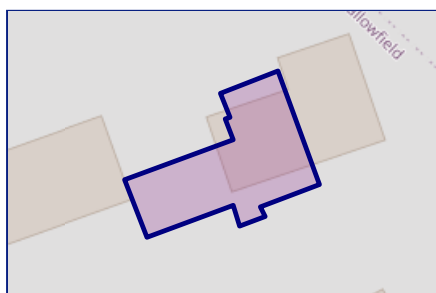


Freehold Title Plan



BK281961

Leasehold Title Plan



BK527834

Start Date: 11/04/2023
End Date: 01/01/3021
Lease Term: 999 years from 1 January 2022
Term Remaining: 996 years

Property EPC - Certificate



Boyne House, 56 Quiller Avenue, Arborfield Green, RG2

Energy rating

B

Valid until 23.01.2033

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

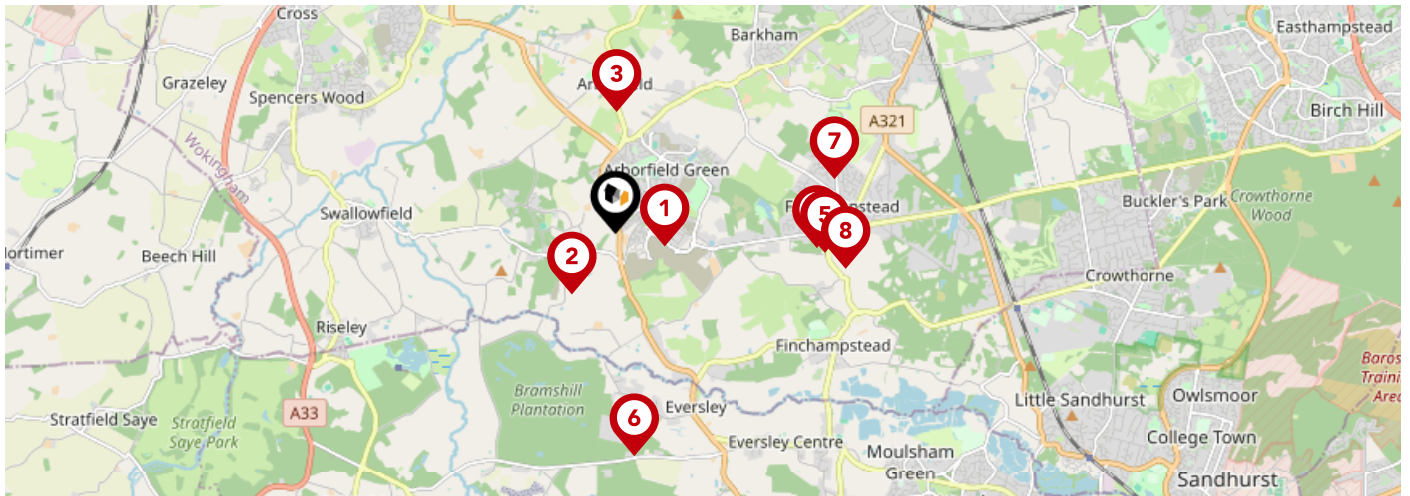
EPC - Additional Data



Additional EPC Data

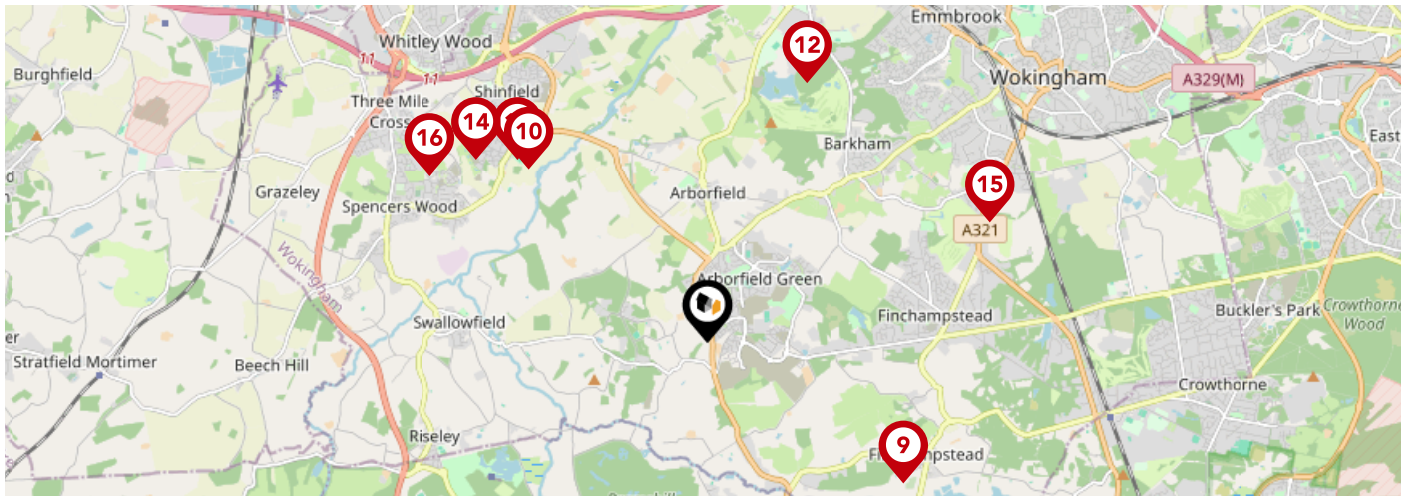
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	24 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	70 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

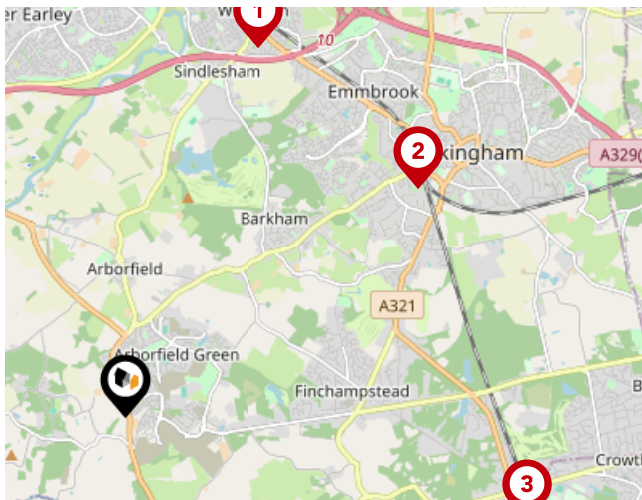
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charles Kingsley's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

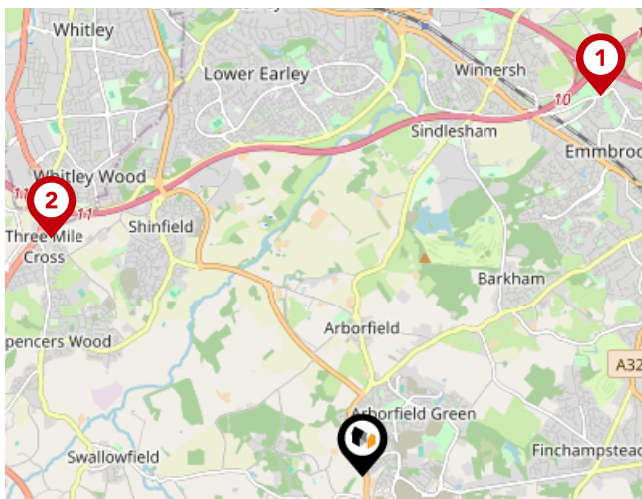
Area

Transport (National)



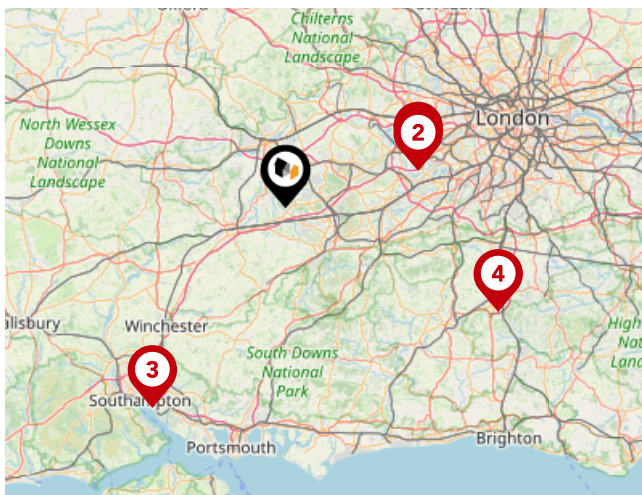
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.64 miles
2	Wokingham Rail Station	3.45 miles
3	Crowthorne Rail Station	3.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.16 miles
2	M4 J11	3.62 miles
3	M3 J5	7.93 miles
4	M3 J4A	7.13 miles
5	M3 J4	7.78 miles

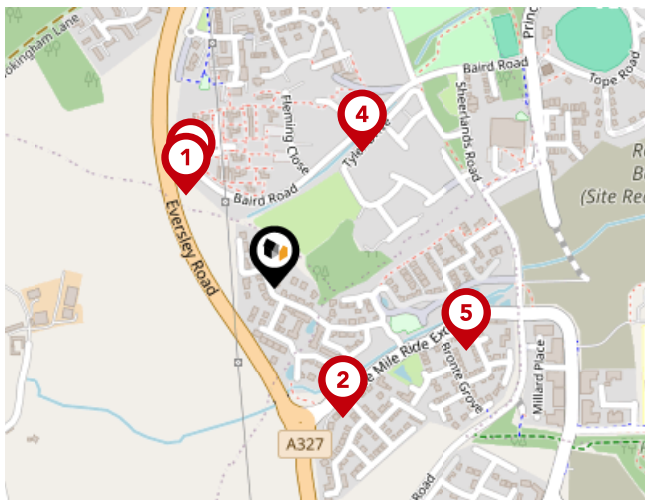


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.57 miles
2	Heathrow Airport Terminal 4	20.49 miles
3	Southampton Airport	35.71 miles
4	Gatwick Airport	35.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kelvin Close	0.15 miles
2	Orwell Drive	0.17 miles
3	Kelvin Close	0.16 miles
4	Faraday Close	0.19 miles
5	Weaver Avenue	0.23 miles

Market Sold in Street



Flat 3, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	12/04/2023	
Last Sold Price:	£320,000	
Flat 6, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	27/03/2023	
Last Sold Price:	£315,000	
Flat 2, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	03/03/2023	
Last Sold Price:	£305,000	
Flat 1, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	03/03/2023	
Last Sold Price:	£315,000	
Flat 5, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	02/03/2023	
Last Sold Price:	£325,000	
Flat 4, Boyne House, 56, Quiller Avenue, Reading, RG2 9TY		Flat-maisonette House
Last Sold Date:	09/02/2023	
Last Sold Price:	£310,000	

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

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

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

Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys. When I decided to sell my house I was only ever going to ask them... and they didn't disappoint. The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind, professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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Avocado Property

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