

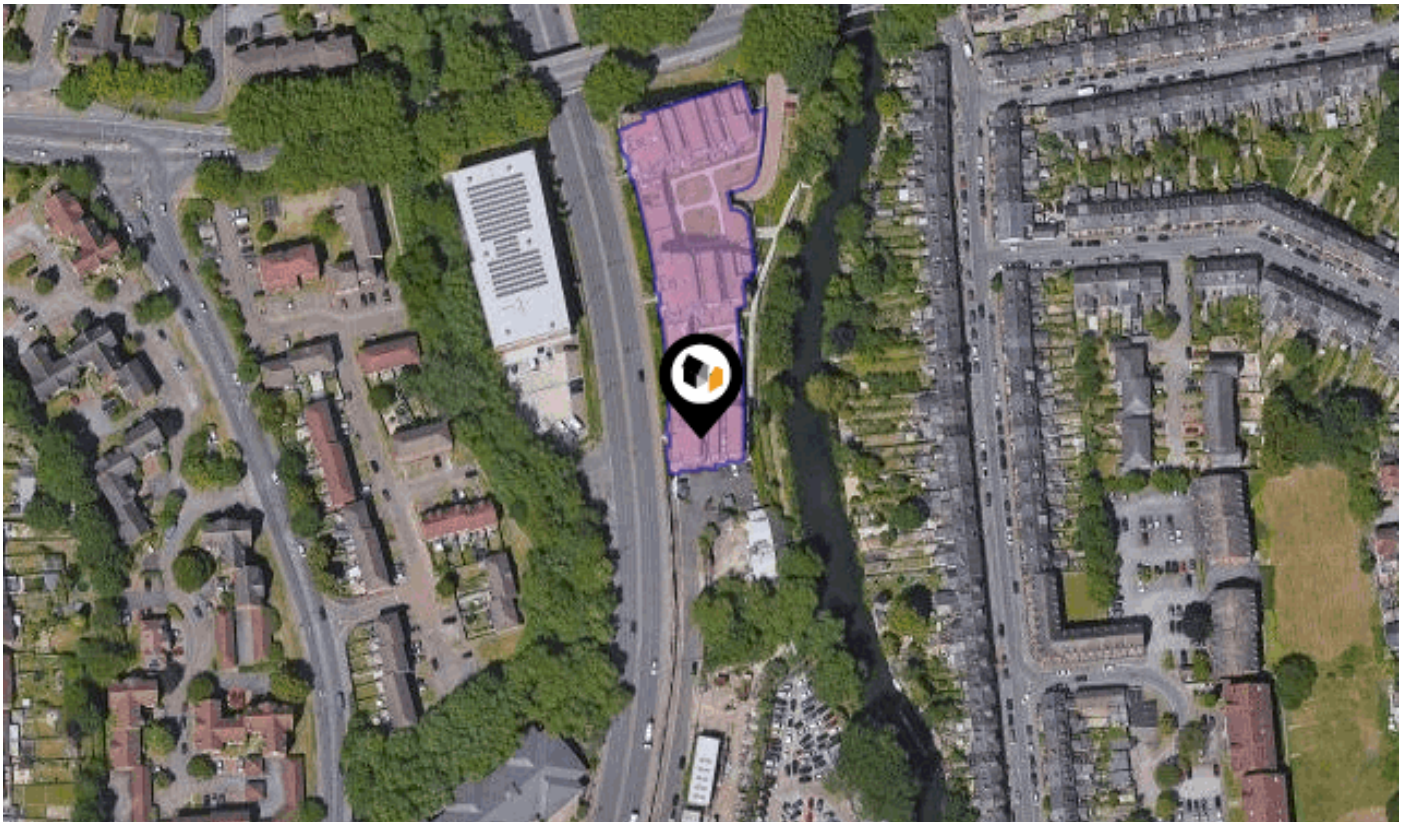


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th March 2025



RIVERSIDE VIEW 5-9, BERKELEY AVENUE, READING, RG1

Avocado Property

07545 349240

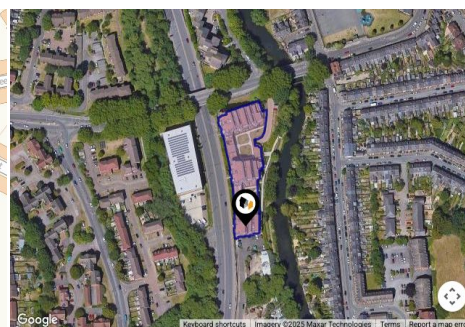
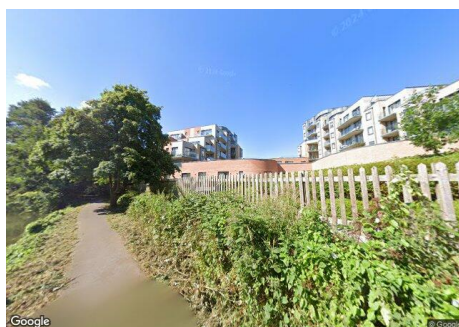
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 850 ft² / 79 m²
Plot Area: 1.01 acres
Year Built : 2019
Council Tax : Band D
Annual Estimate: £2,367
Title Number: BK505076

Tenure: Leasehold
Start Date: 28/11/2019
End Date: 01/01/3018
Lease Term: 999 years from and including 1 January 2019
Term Remaining: 993 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 **80** **1000**
mb/s mb/s mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

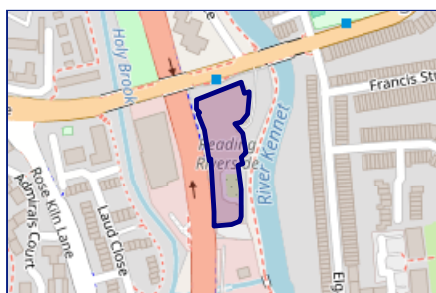


Freehold Title Plan



BK405043

Leasehold Title Plan

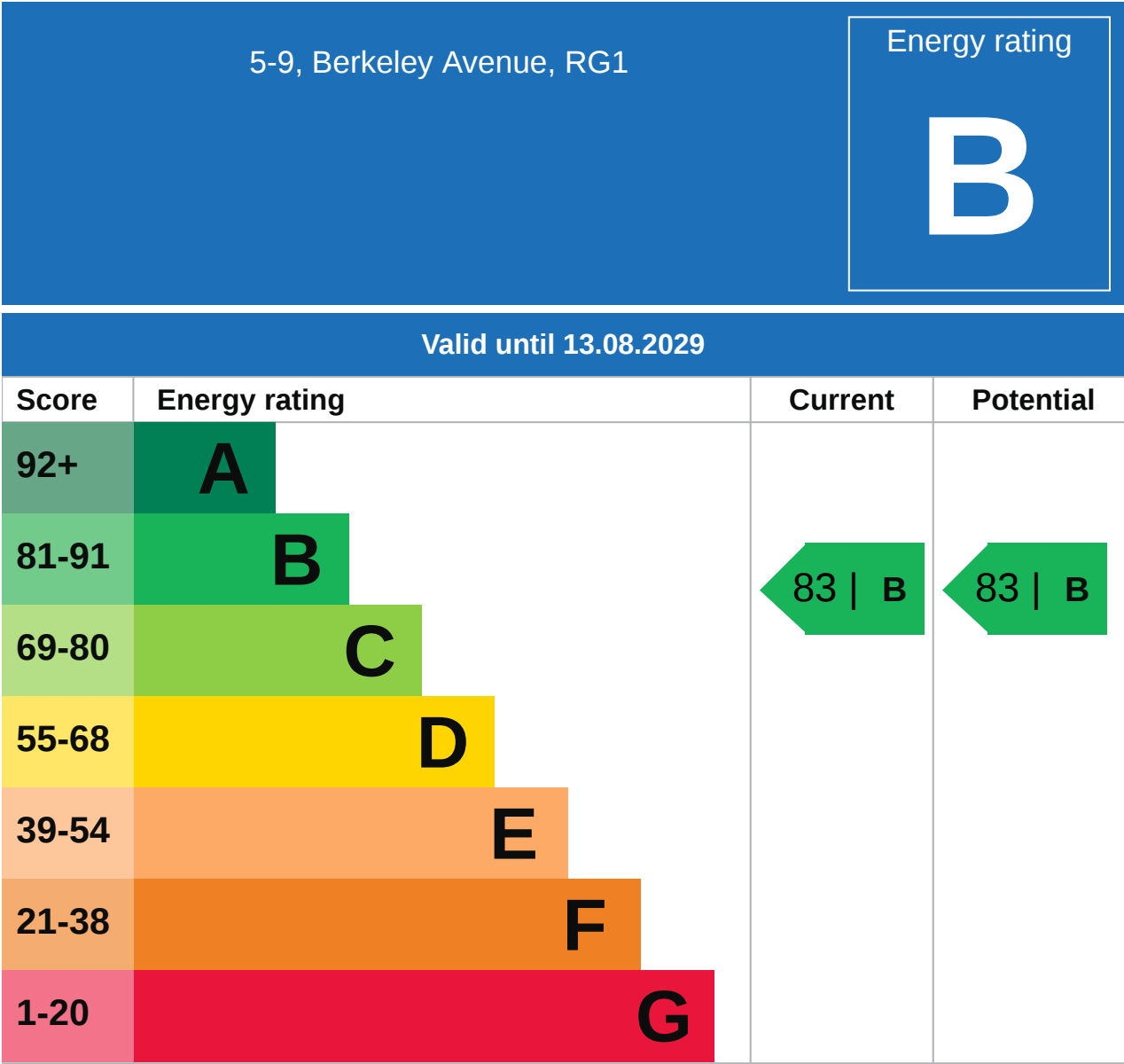


BK505076

Start Date: 28/11/2019
End Date: 01/01/3018
Lease Term: 999 years from and including 1 January 2019
Term Remaining: 993 years

Property

EPC - Certificate



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:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
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:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	79 m ²

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

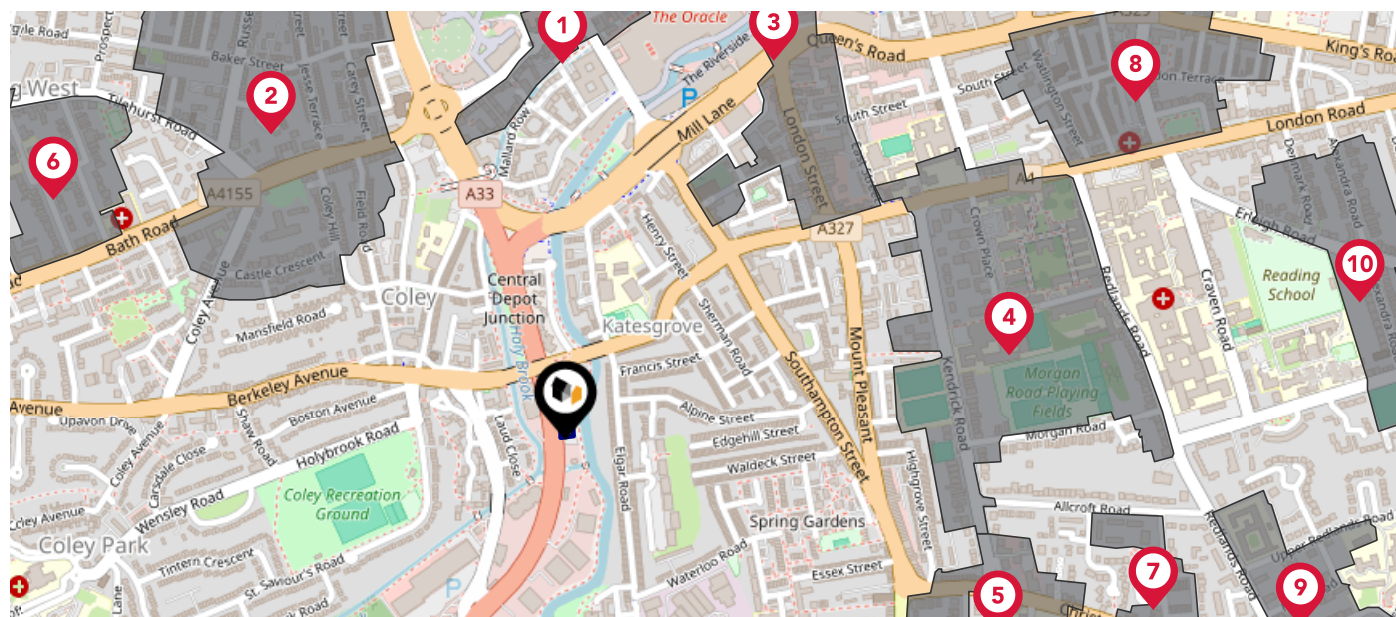
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

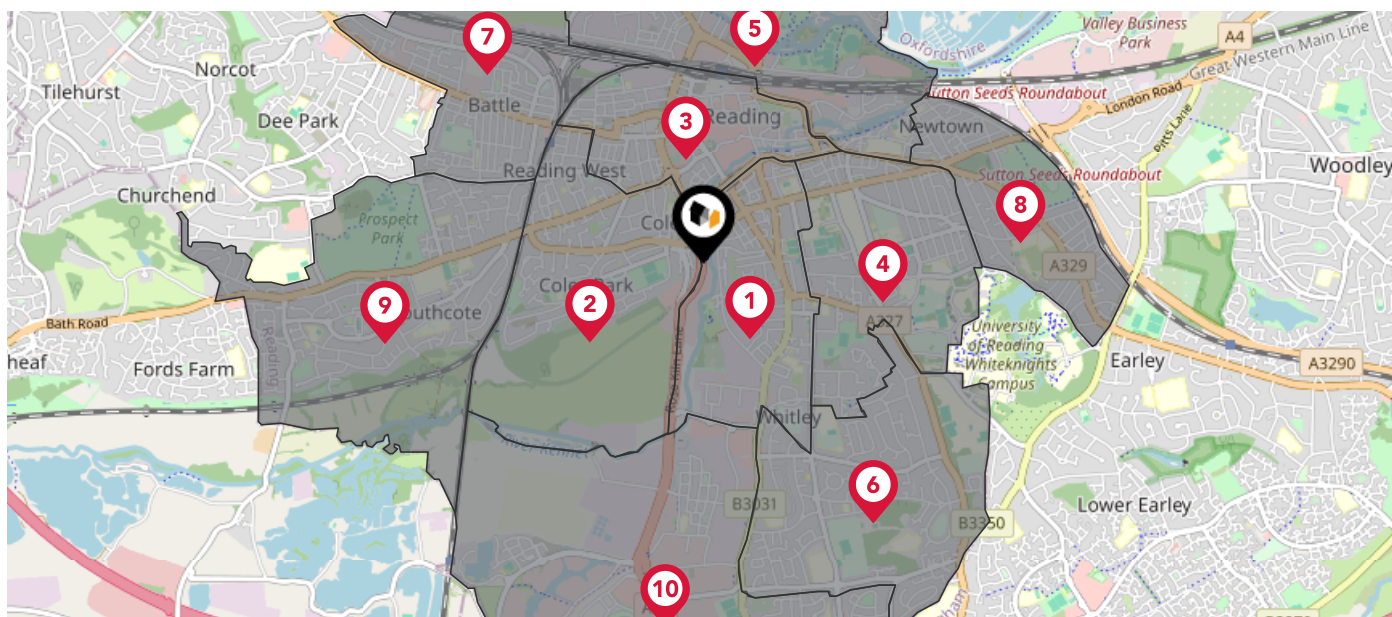
- 1 St Mary's Butts and Castle Street
- 2 Russell Street and Castle Hill
- 3 Market Place and London Street
- 4 Kendrick Road
- 5 Christchurch
- 6 Downshire Square
- 7 The Mount
- 8 Eldon Square
- 9 Redlands
- 10 Alexandra Road

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Katesgrove Ward



Coley Ward



Abbey Ward



Redlands Ward



Thames Ward



Church Ward



Battle Ward



Park Ward



Southcote Ward



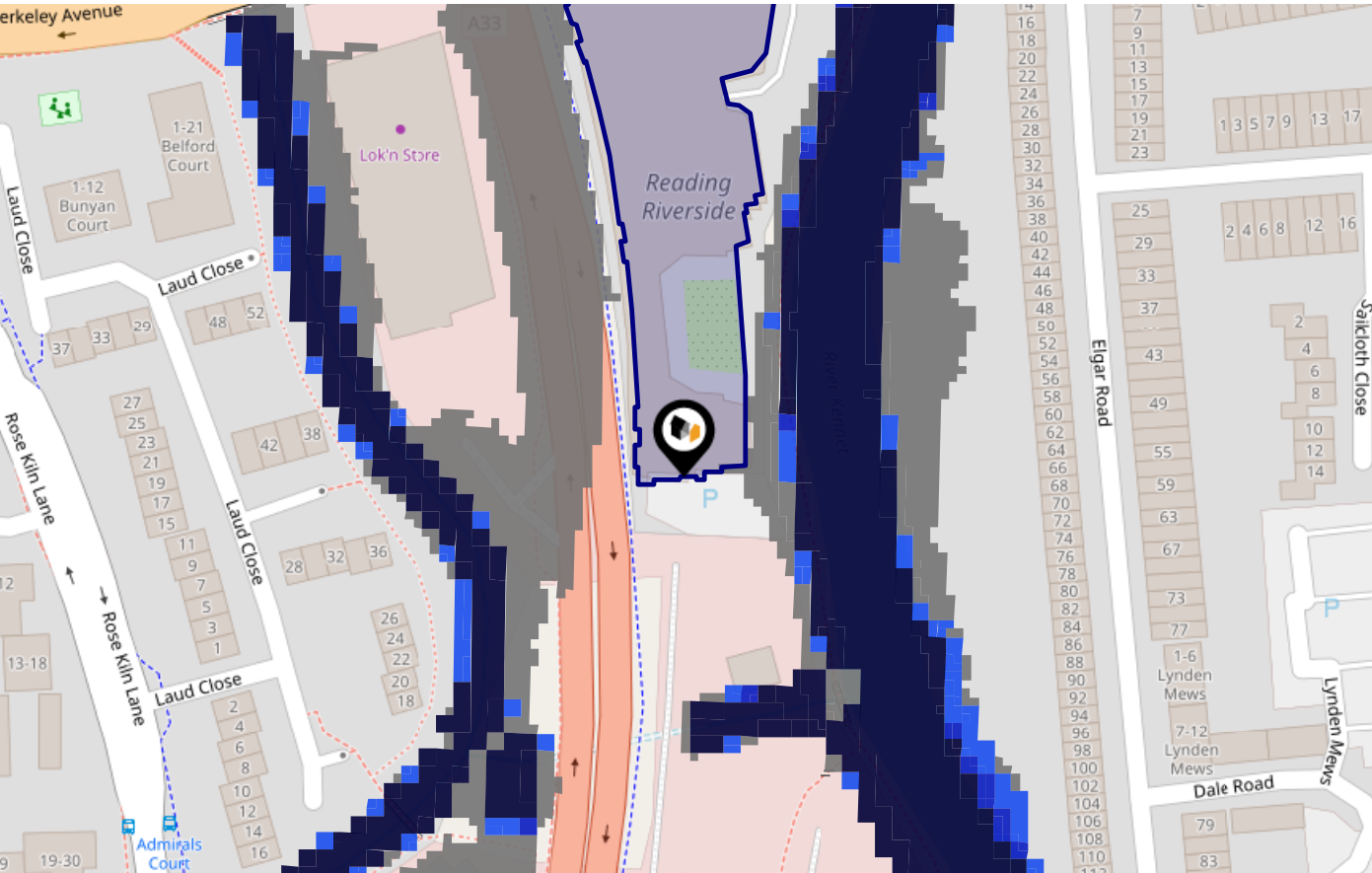
Whitley Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

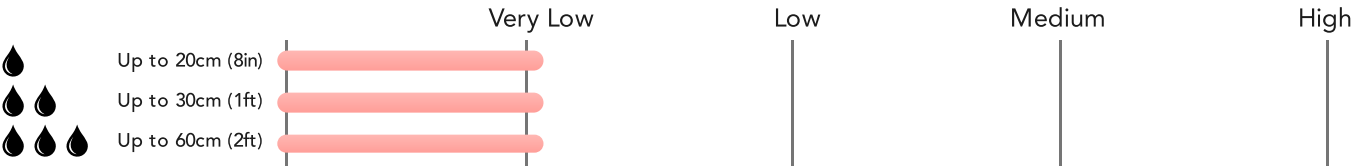


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

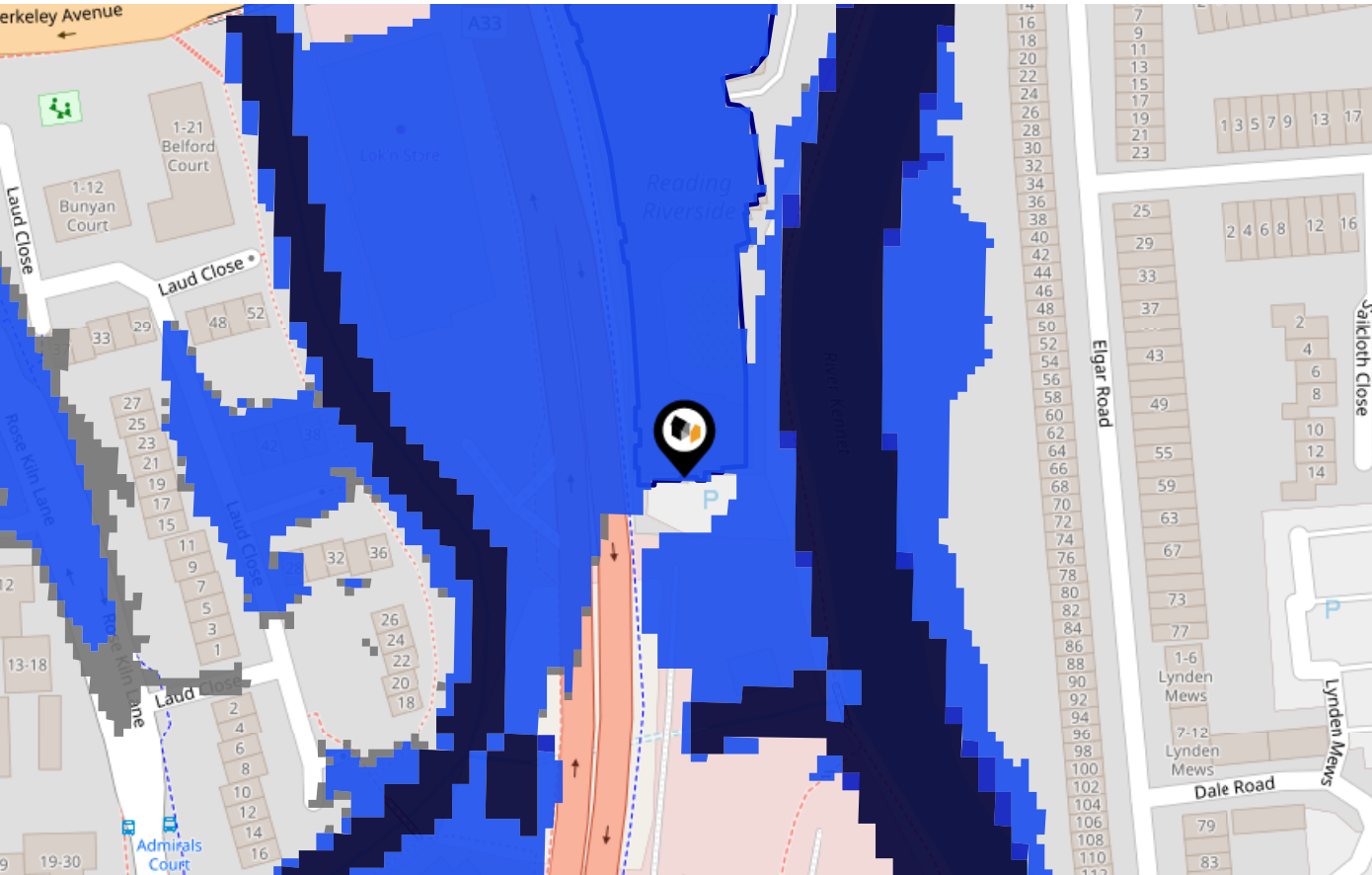


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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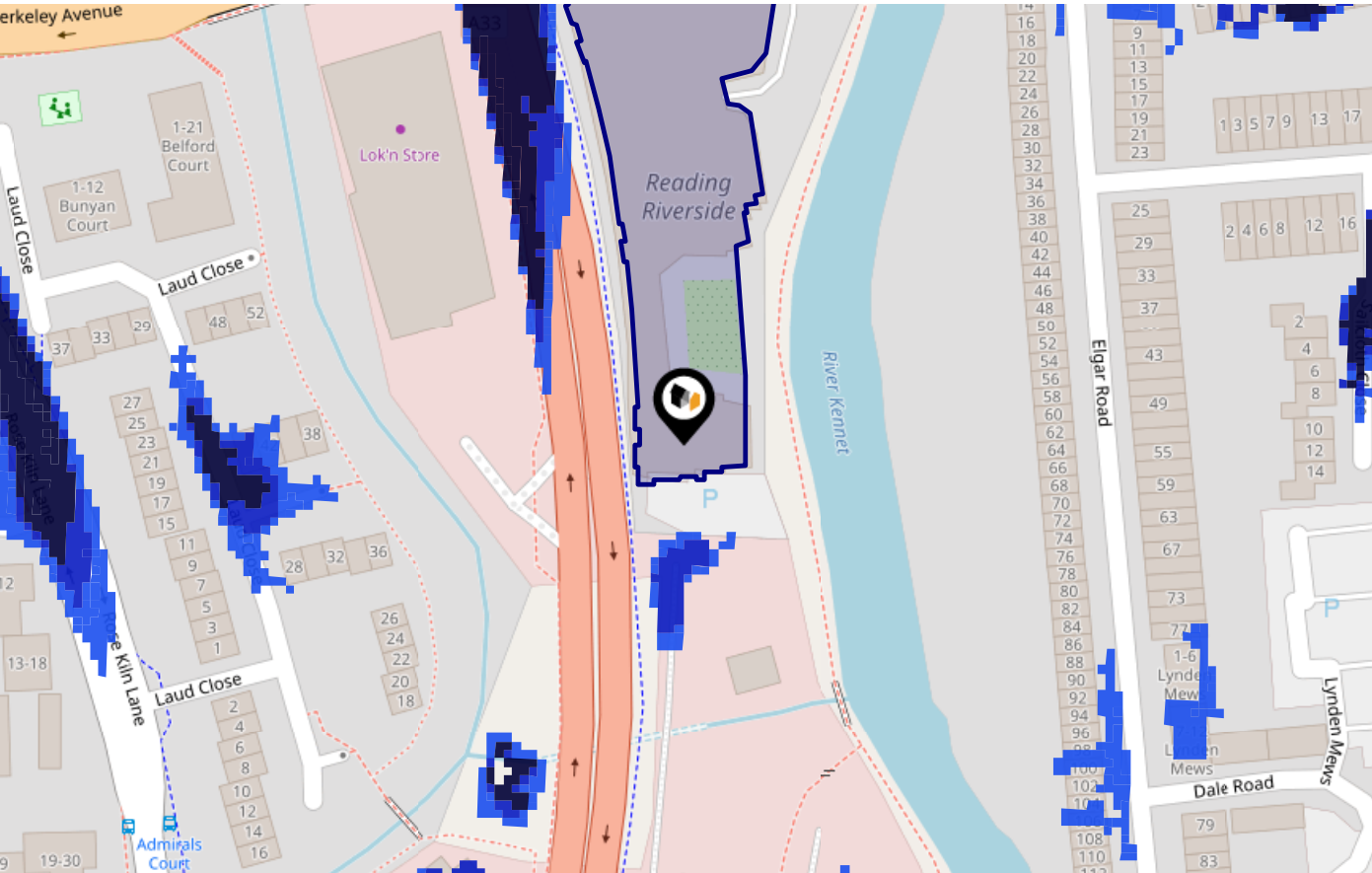
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

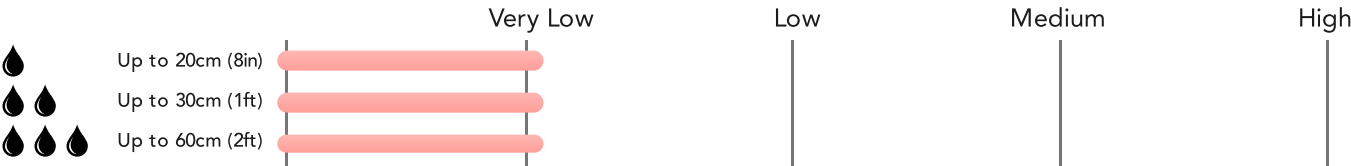


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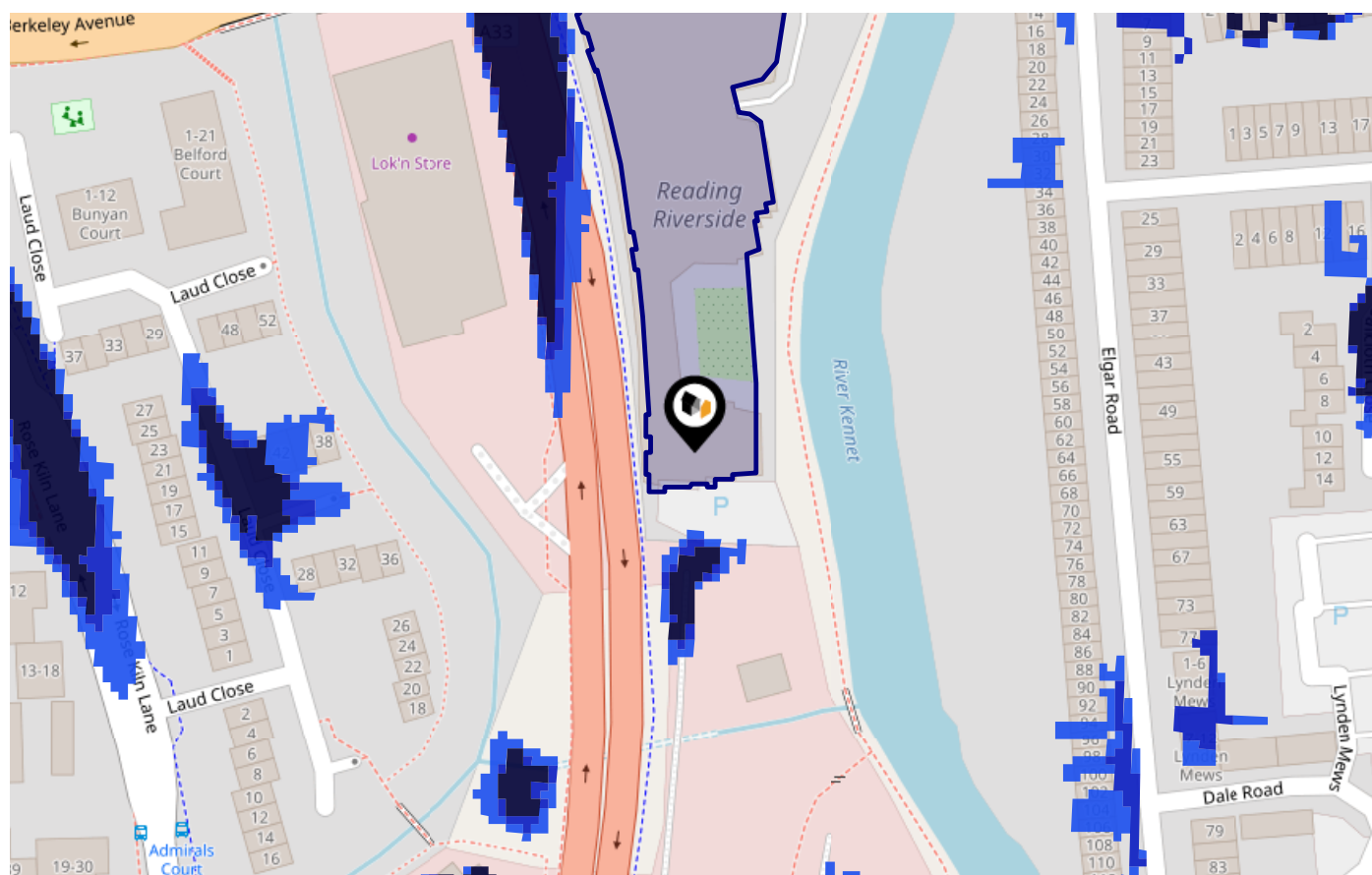


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

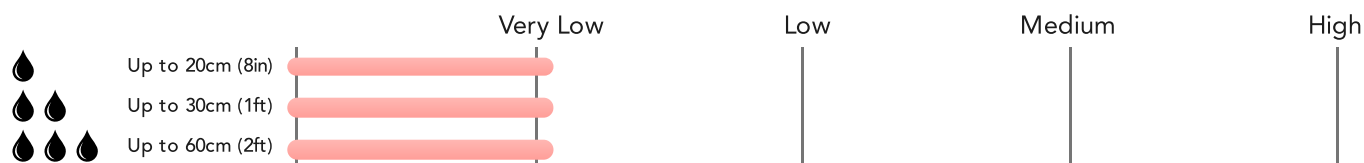


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

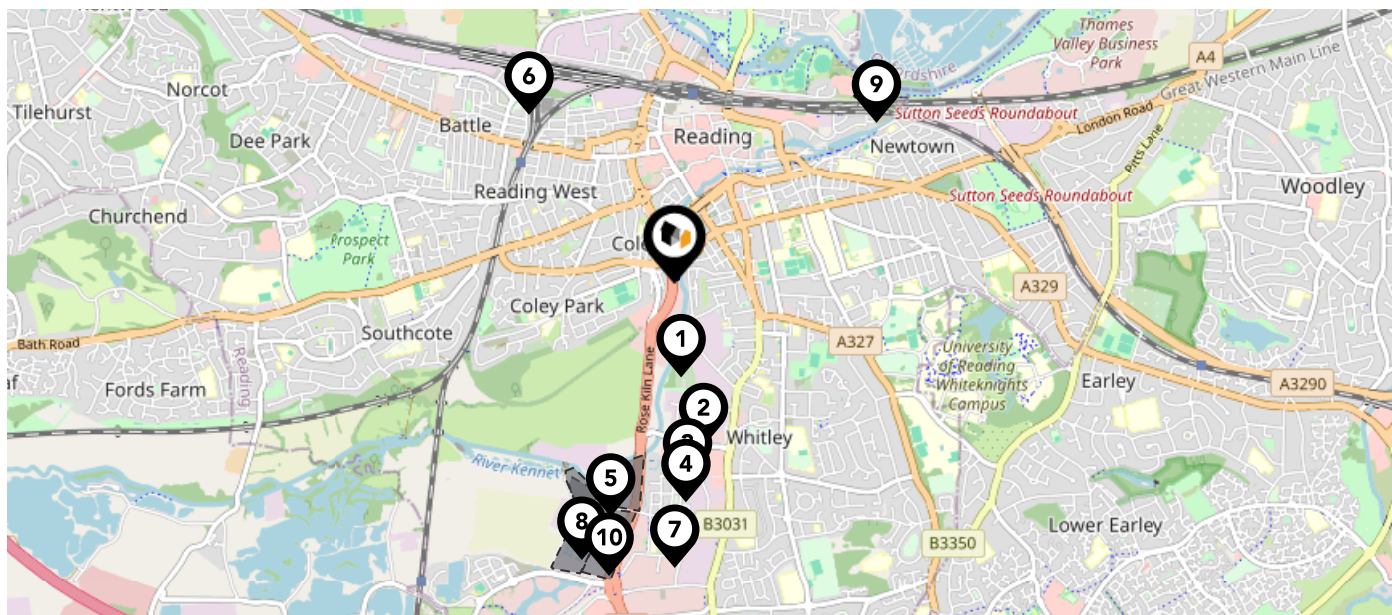


Maps

Landfill Sites



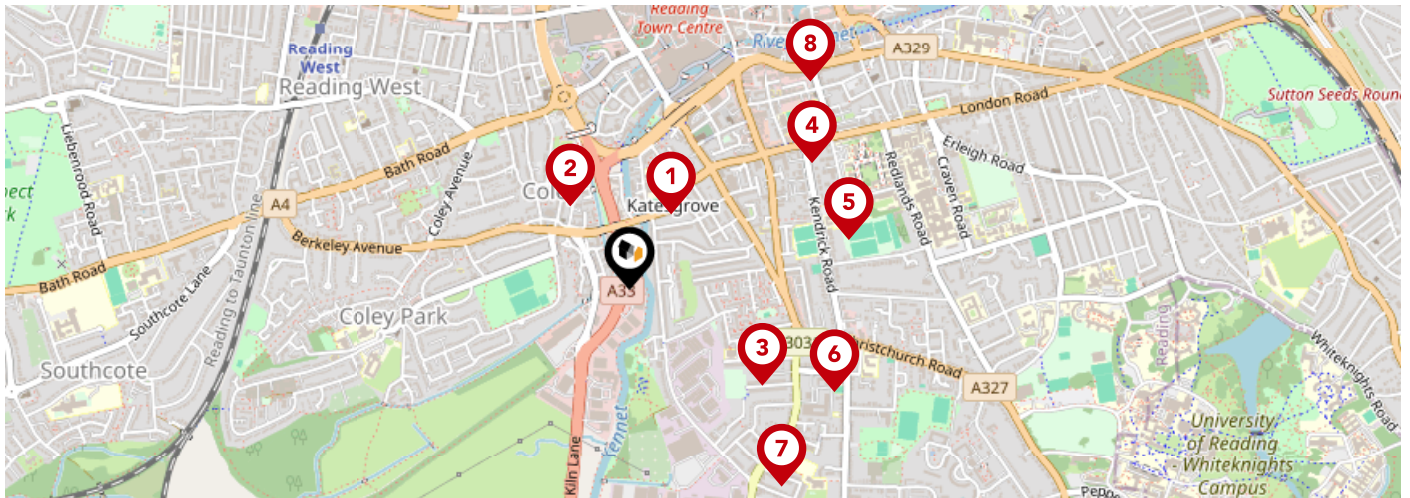
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

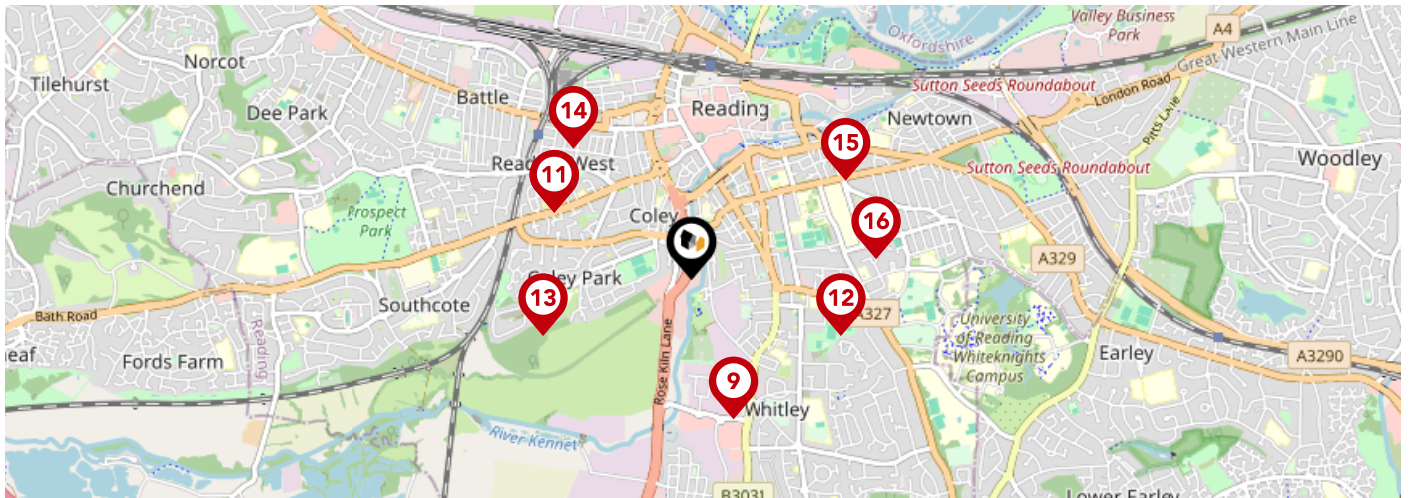
	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
	Craddock Road-Reading, Berkshire	Historic Landfill	
	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	
	Gilette Warehouse-Reading, Berkshire	Historic Landfill	
	Island Road-Reading, Berkshire	Historic Landfill	
	Cow Lane-Reading, Berkshire	Historic Landfill	
	Manor Farm-Reading, Berkshire	Historic Landfill	
	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill	
	Napier Road-Reading, Berkshire	Historic Landfill	
	Smallmead Stadium-Reading, Berkshire	Historic Landfill	

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trinity Christian School Ofsted Rating: Not Rated Pupils: 21 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Palmer Primary Academy Ofsted Rating: Good Pupils: 454 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

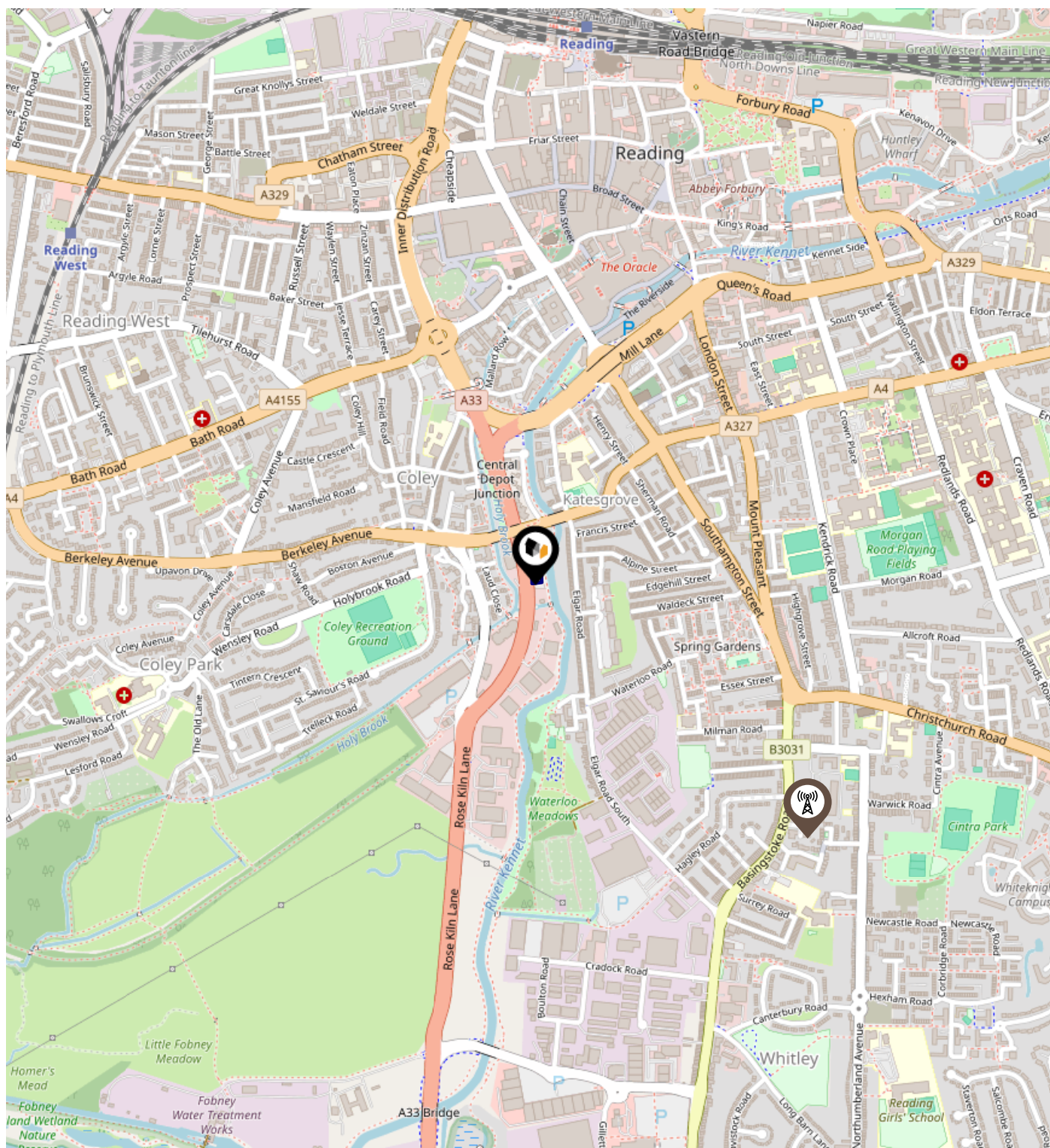
Area Schools



		Nursery	Primary	Secondary	College	Private
9	OneSchool Global Reading Senior Campus Ofsted Rating: Not Rated Pupils: 95 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Reading School Ofsted Rating: Outstanding Pupils: 1138 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

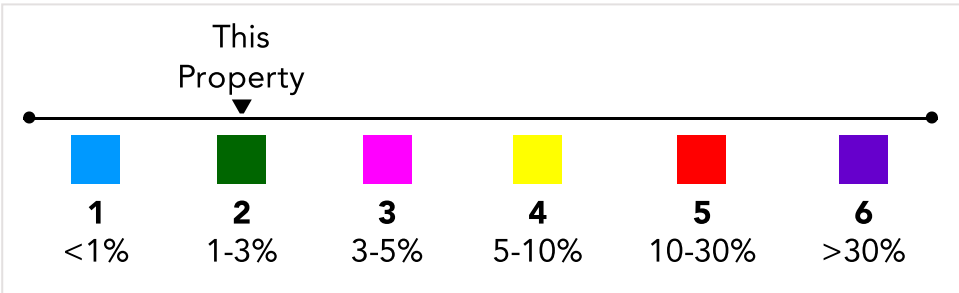
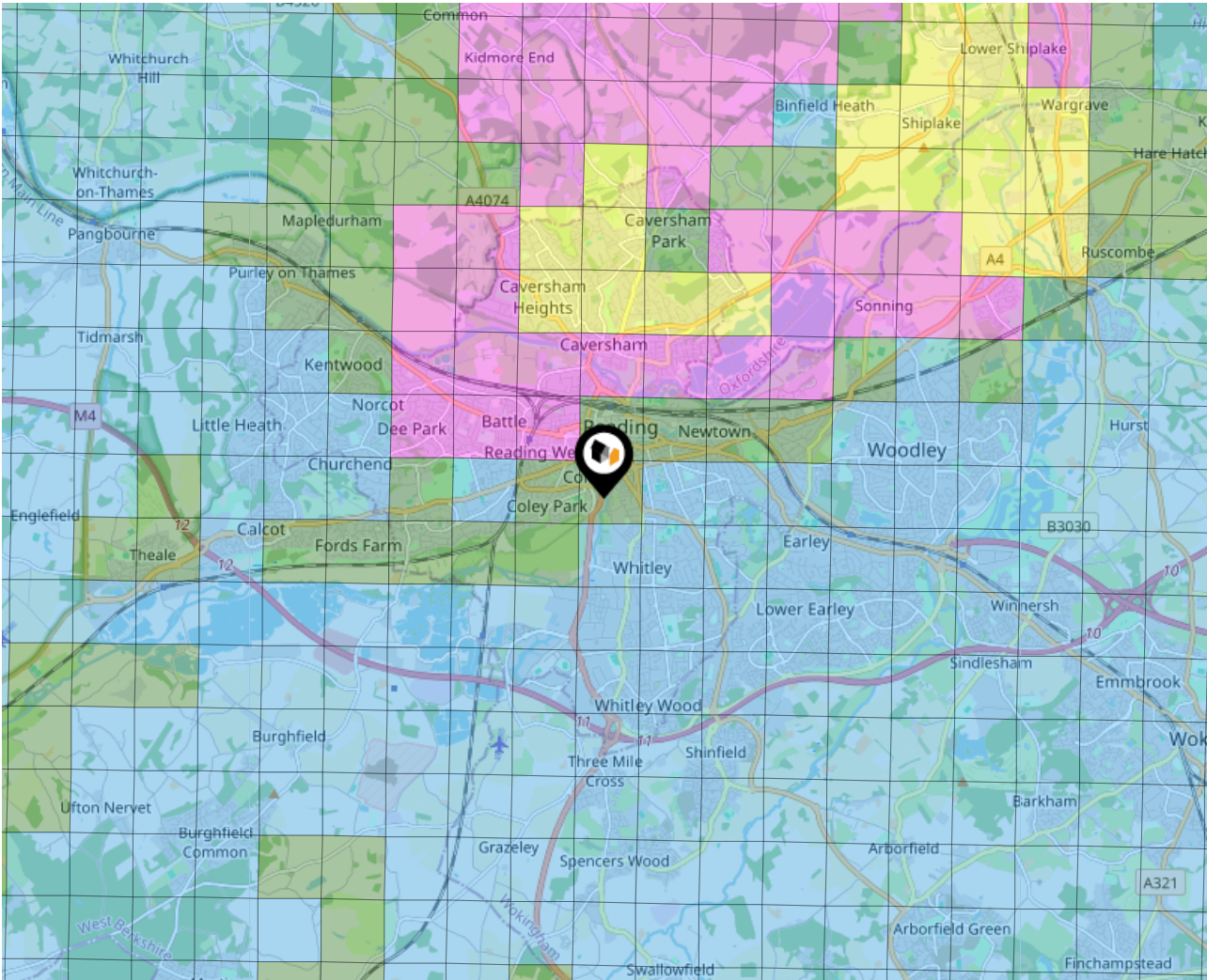
Environment

Radon Gas



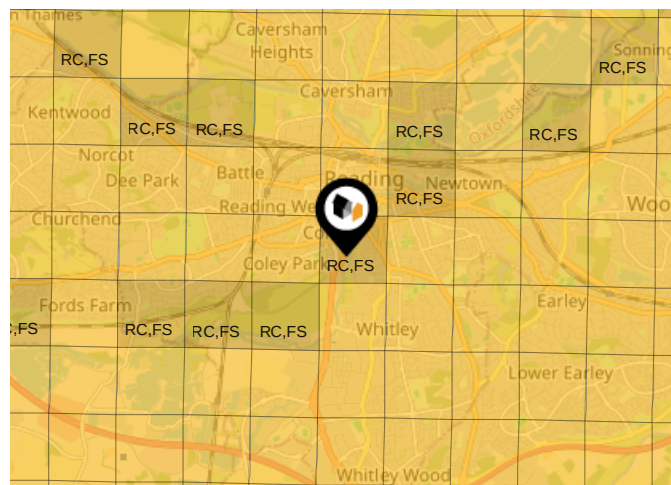
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

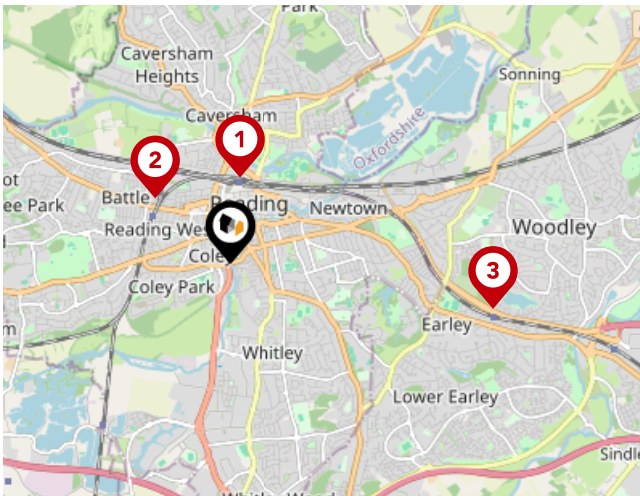


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

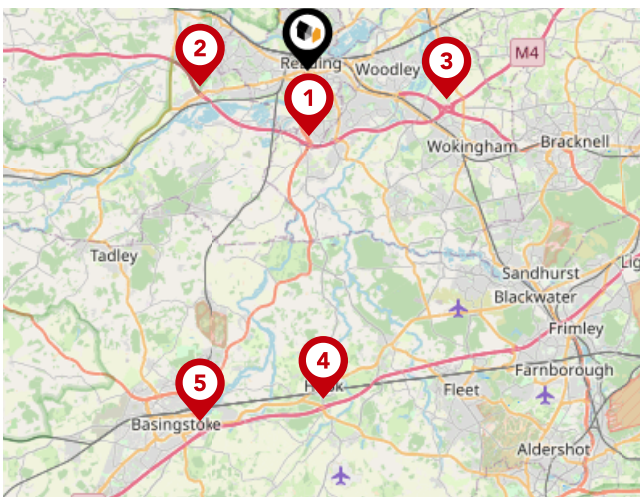
Area

Transport (National)



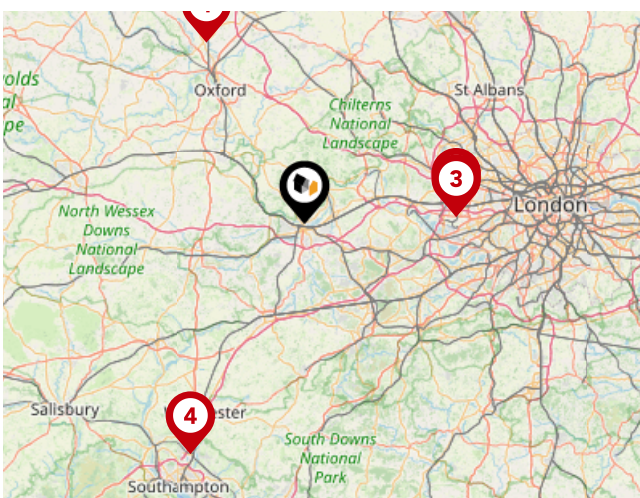
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	0.81 miles
	Reading West Rail Station	0.92 miles
	Earley Rail Station	2.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.39 miles
	M4 J12	3.97 miles
	M4 J10	5.27 miles
	M3 J5	12.17 miles
	M3 J6	13.55 miles



Airports/Helipads

Pin	Name	Distance
	Kidlington	30.28 miles
	Heathrow Airport	22.54 miles
	Heathrow Airport Terminal 4	22.7 miles
	Southampton Airport	38.21 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Katesgrove Lane	0.08 miles
2	Admirals Court	0.09 miles
3	Katesgrove Lane	0.13 miles
4	Rose Kiln Lane North	0.17 miles
5	Boston Avenue	0.19 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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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Avocado Property

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