

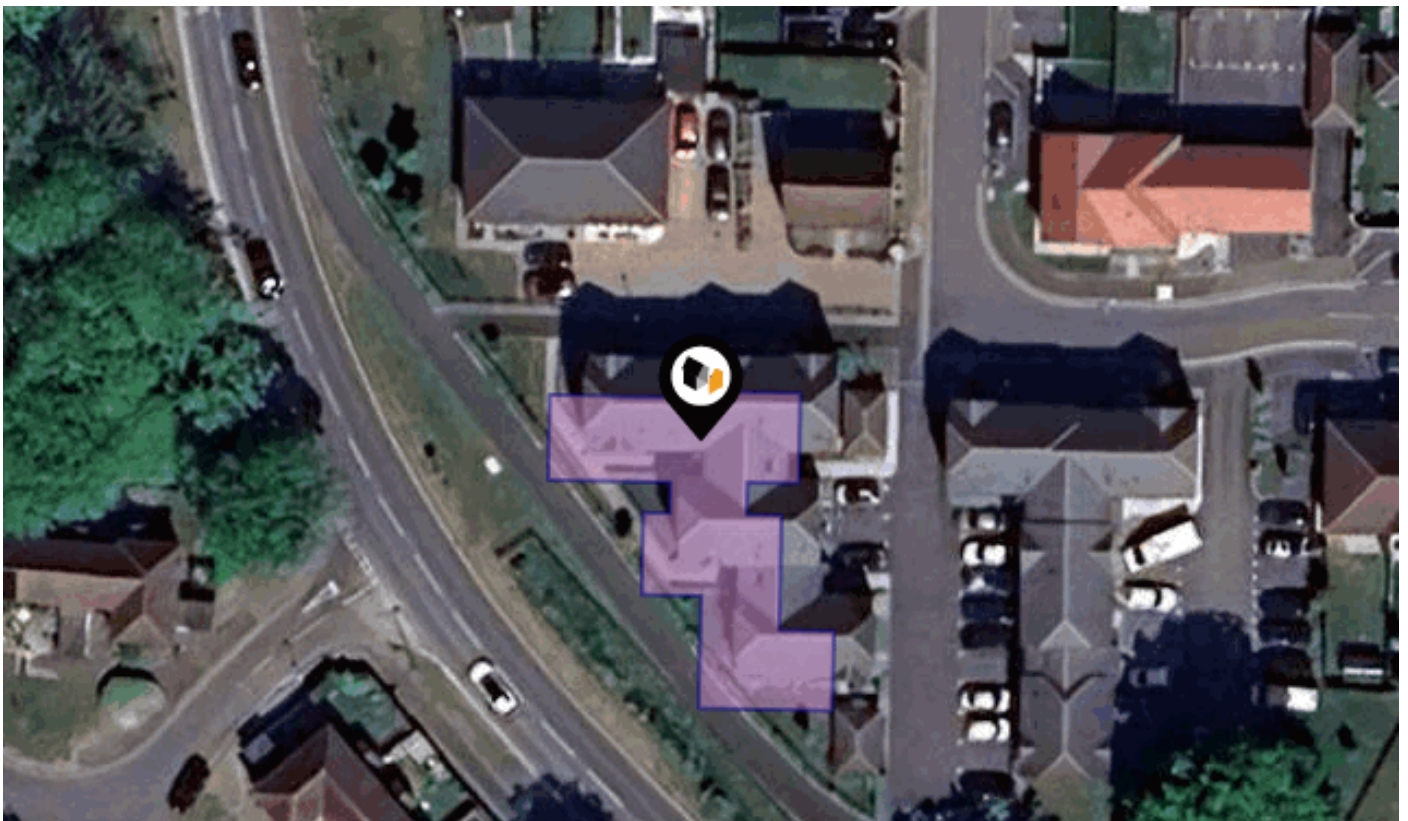


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



**MONTGOMERY HOUSE, 4, EQUESTRIAN COURT,
ARBORFIELD GREEN, READING, RG2**

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	23/06/2021
Floor Area:	710 ft ² / 66 m ²	End Date:	01/04/2270
Plot Area:	0.09 acres	Lease Term:	250 years from and including 1 April 2020
Year Built :	2021	Term	244 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,112		
Title Number:	BK515582		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 **1800**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



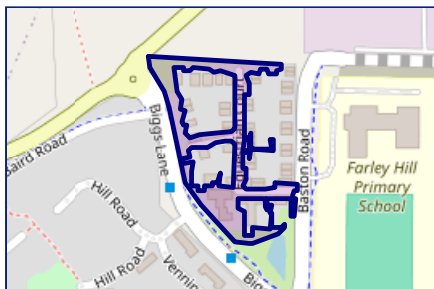
Satellite/Fibre TV Availability:



Property Multiple Title Plans

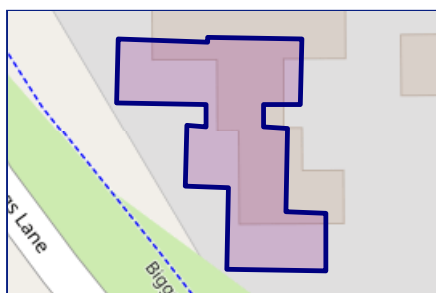


Freehold Title Plan



BK496660

Leasehold Title Plan



BK515582

Start Date: 23/06/2021
End Date: 01/04/2270
Lease Term: 250 years from and including 1 April 2020
Term Remaining: 244 years

Property EPC - Certificate



4 Equestrian Court, Arborfield Green, RG2

Energy rating

B

Valid until 25.05.2031

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:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very 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:	(other premises below)
Total Floor Area:	66 m ²

Market Sold in Street



Flat 10, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	09/05/2025	30/09/2021
Last Sold Price:	£280,000	£282,000
Flat 9, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	16/12/2021	
Last Sold Price:	£285,000	
Flat 8, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	26/11/2021	
Last Sold Price:	£274,950	
Flat 7, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	28/10/2021	
Last Sold Price:	£285,000	
Flat 11, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	22/10/2021	
Last Sold Price:	£285,000	
Flat 6, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	29/09/2021	
Last Sold Price:	£283,500	
Flat 1, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	27/09/2021	
Last Sold Price:	£282,450	
Flat 3, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	12/08/2021	
Last Sold Price:	£285,000	
Flat 2, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	16/07/2021	
Last Sold Price:	£285,000	
Flat 4, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	24/06/2021	
Last Sold Price:	£279,950	
Flat 5, Montgomery House, 4, Equestrian Court, Reading, RG2 9ZN		
Last Sold Date:	24/06/2021	
Last Sold Price:	£285,000	

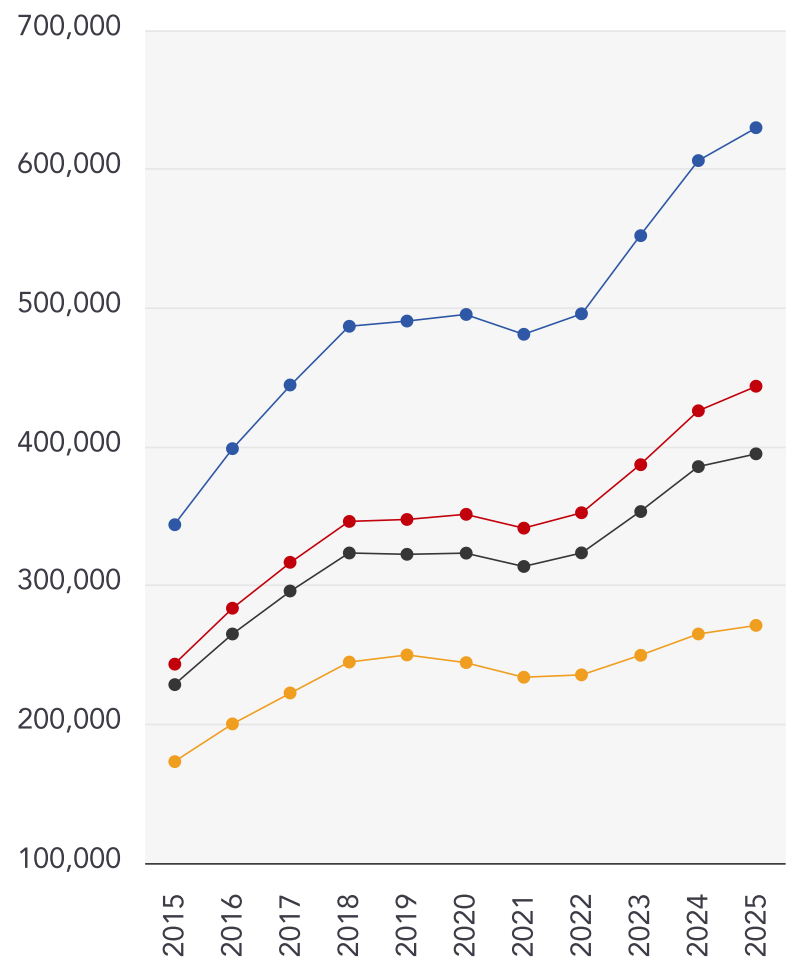
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

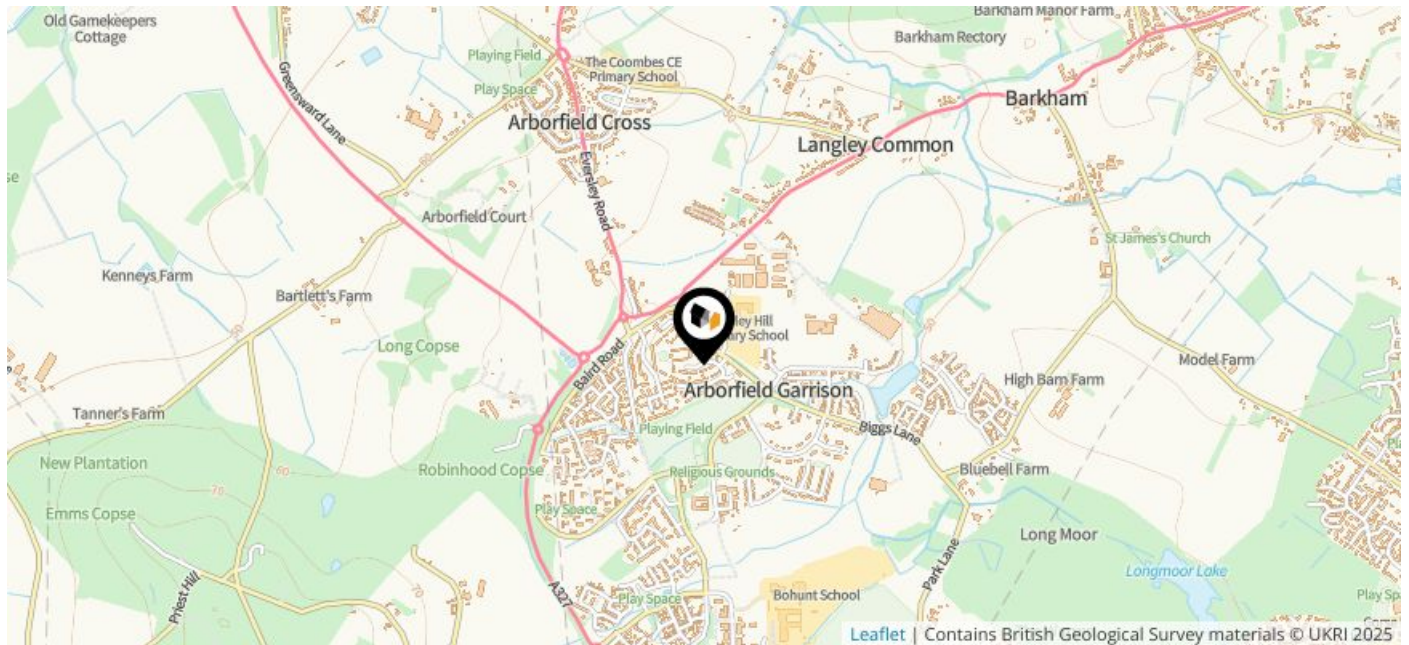
+56.72%

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.

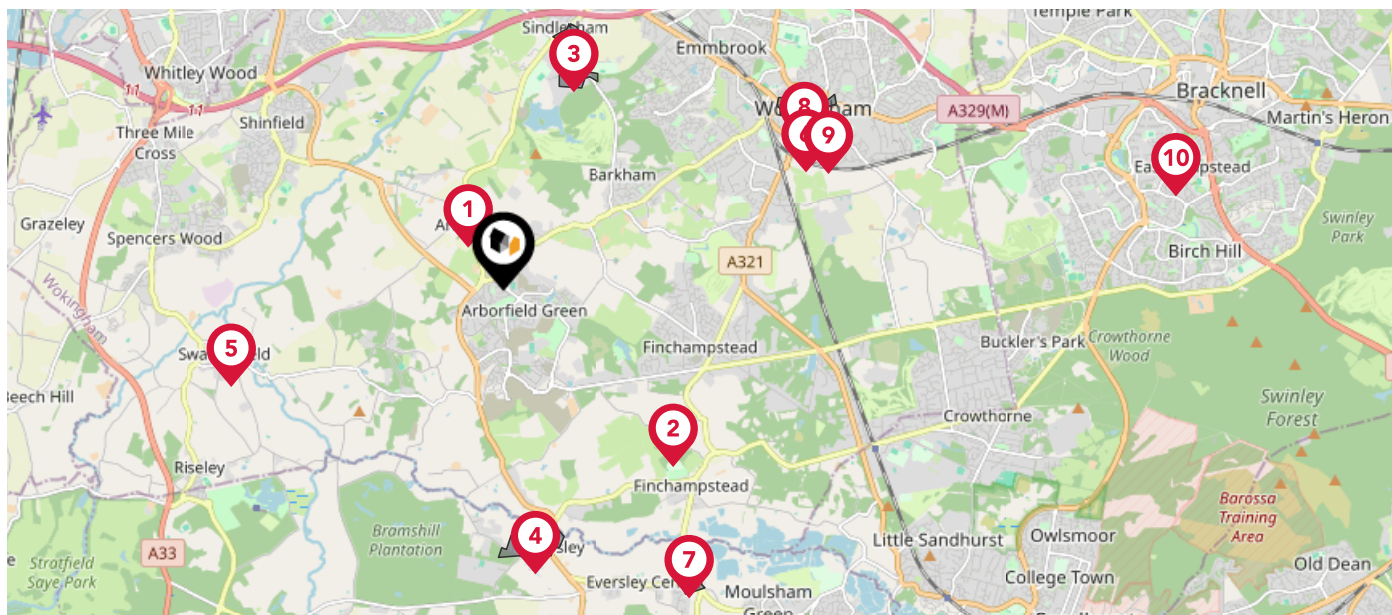
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

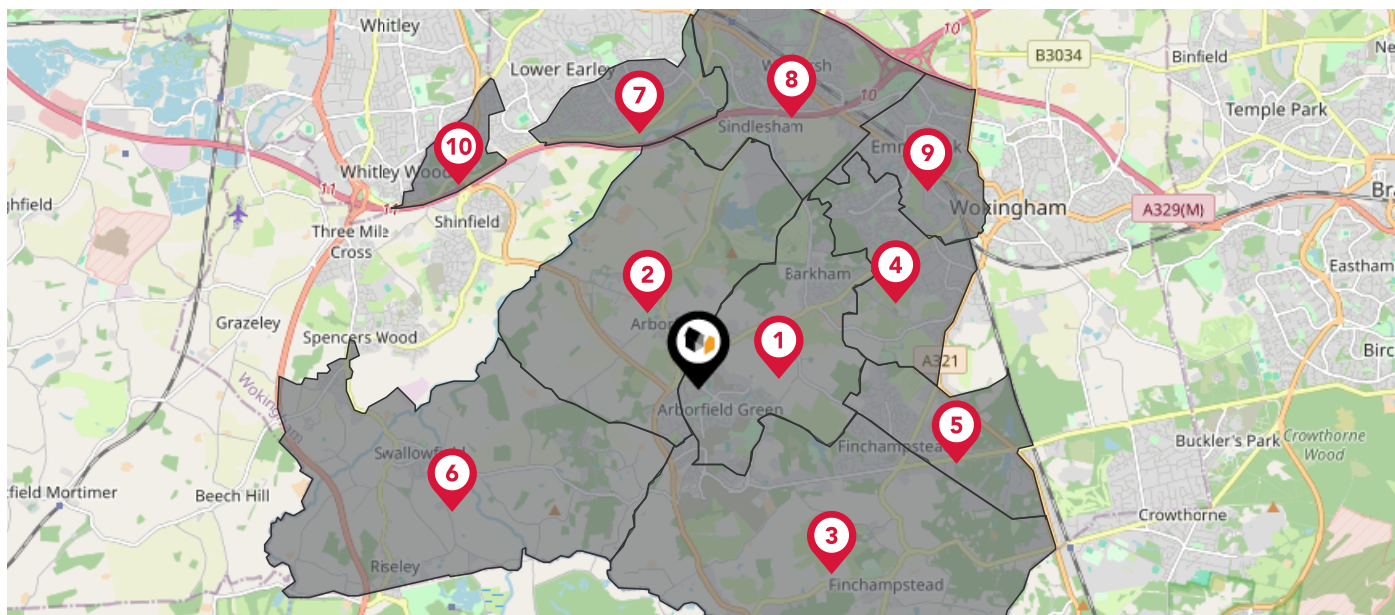
-  Arborfield Cross
-  Finchampstead Church
-  Sindlesham
-  Eversley Street
-  Swallowfield
-  Langborough Road
-  Eversley Cross
-  Wokingham Town Centre
-  Murdoch Road
-  Easthampstead

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



Barkham Ward



Arborfield Ward



Finchampstead South Ward



Evendons Ward



Finchampstead North Ward



Swallowfield Ward



Hawkedon Ward



Winnersh Ward



Emmbrook Ward



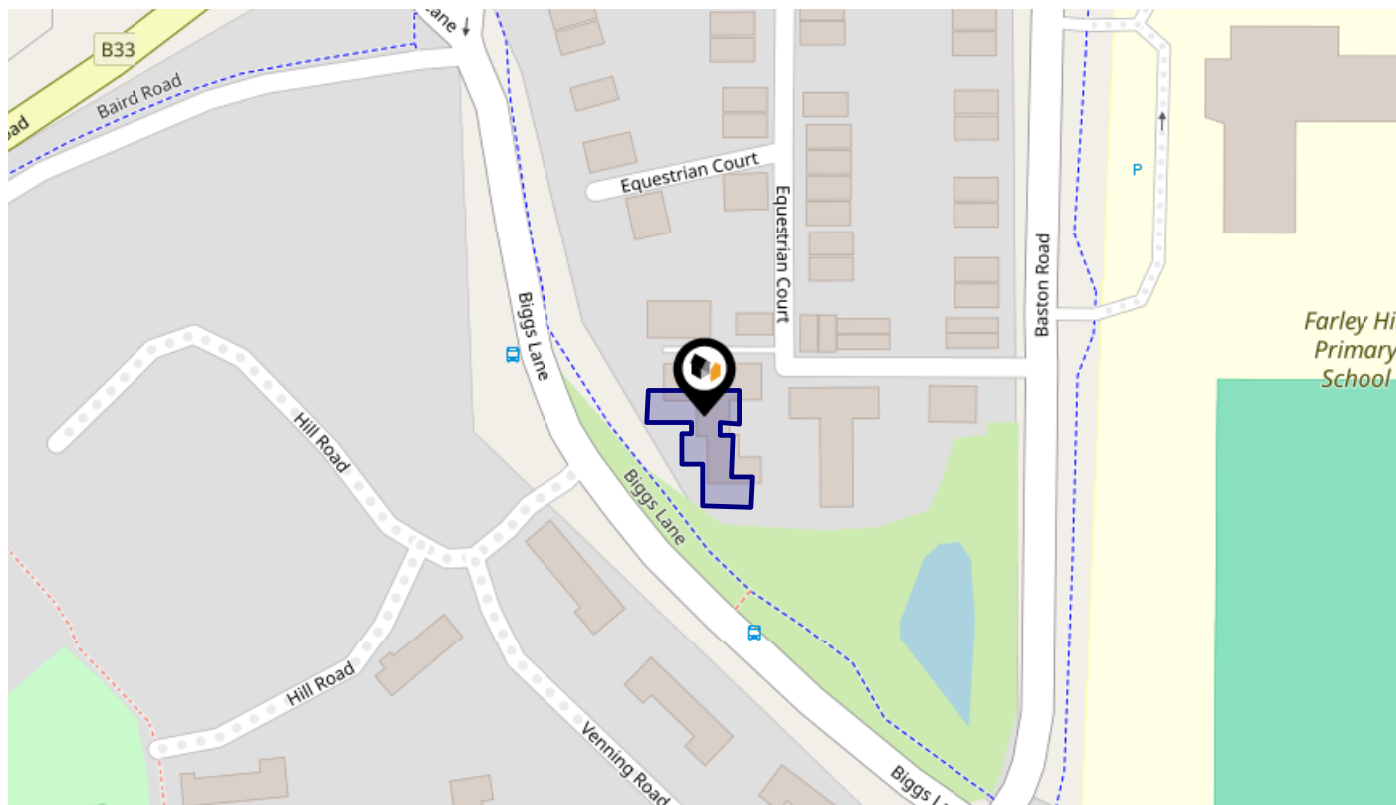
Shinfield North Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

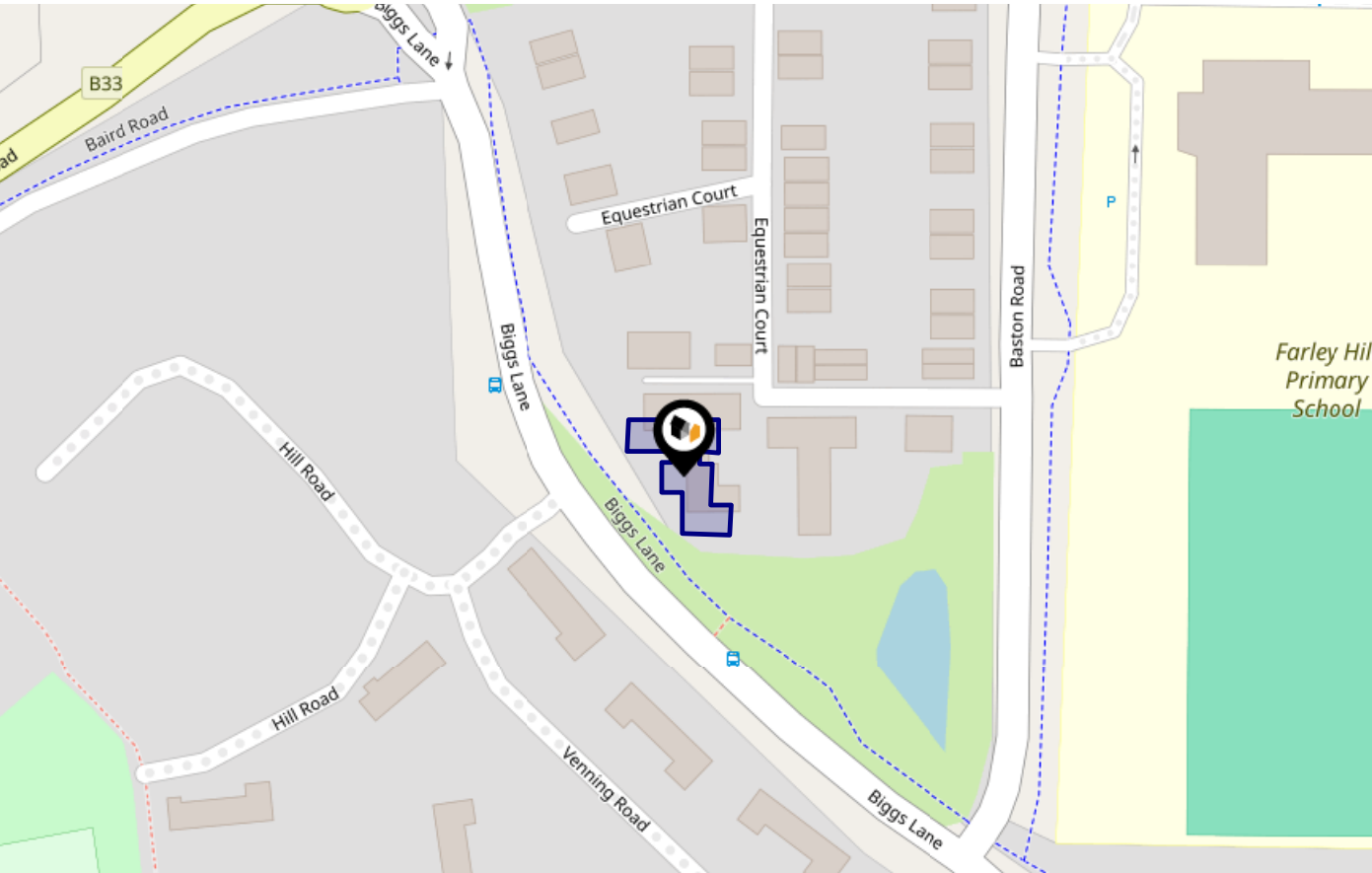
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

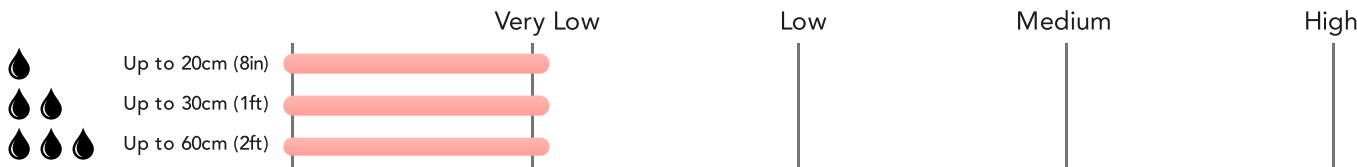


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

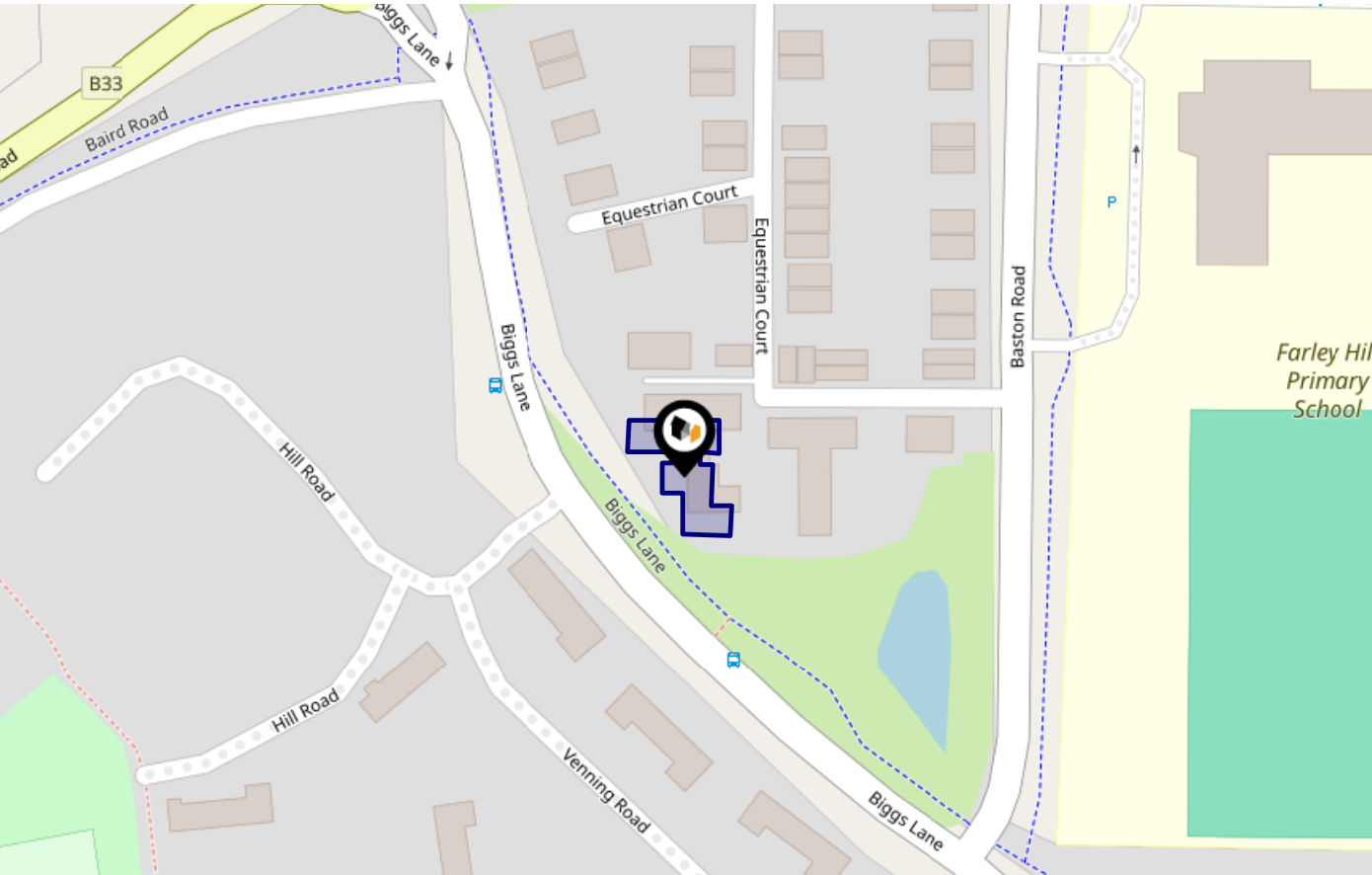


Flood Risk

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.

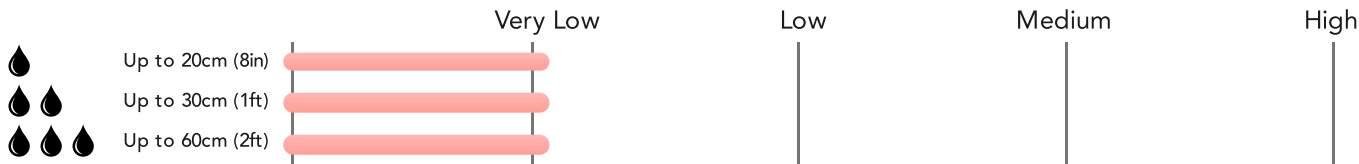


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

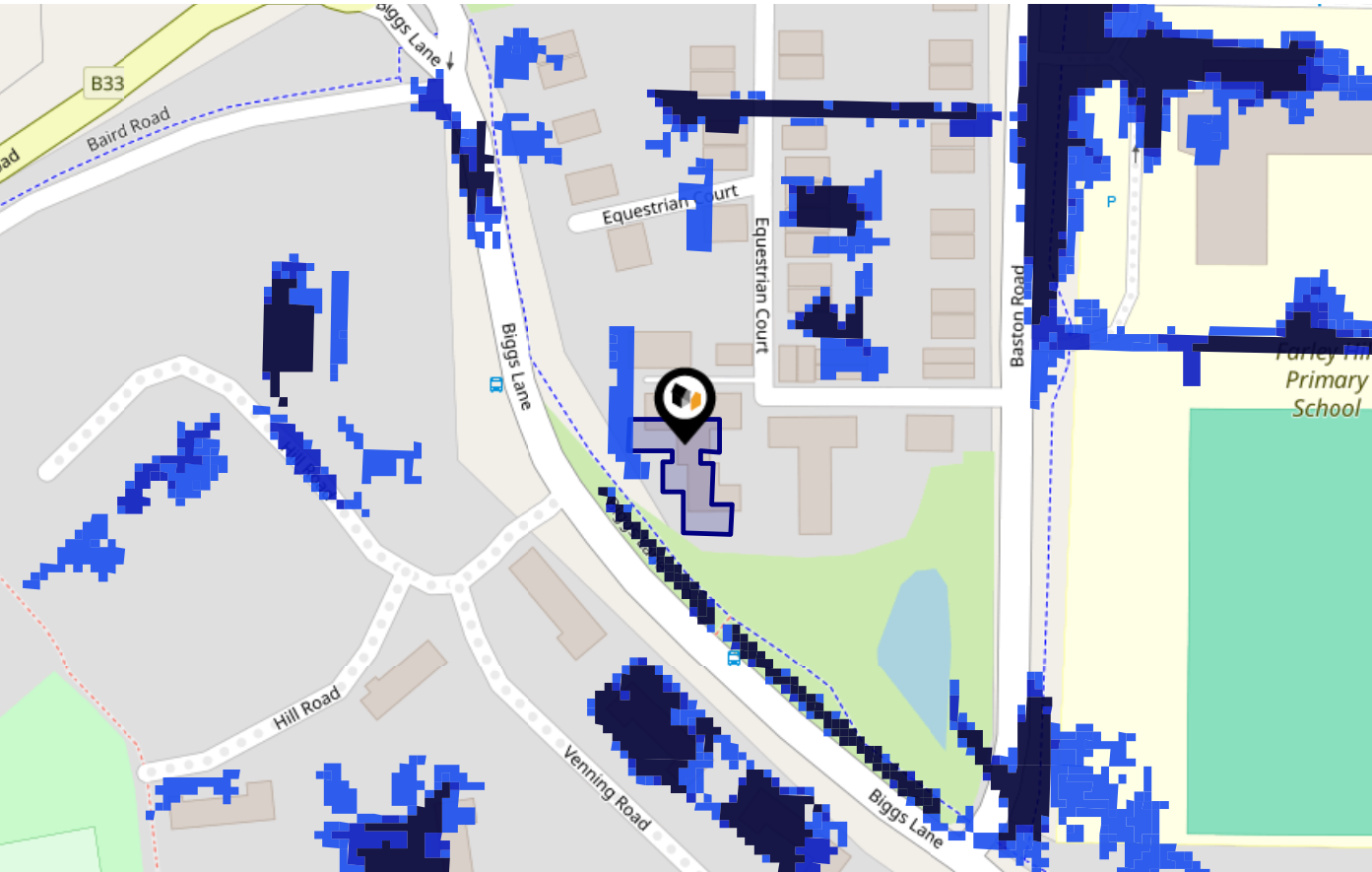


Flood Risk

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.

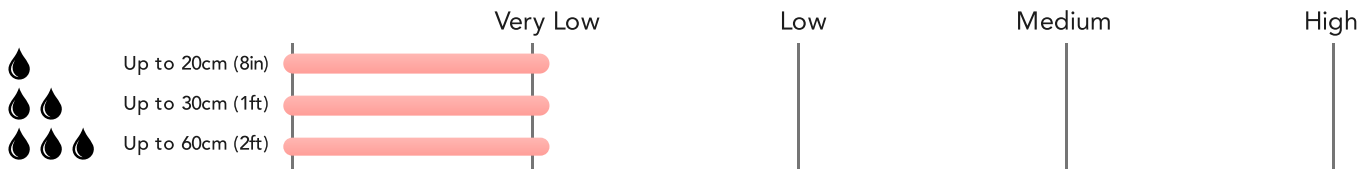


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

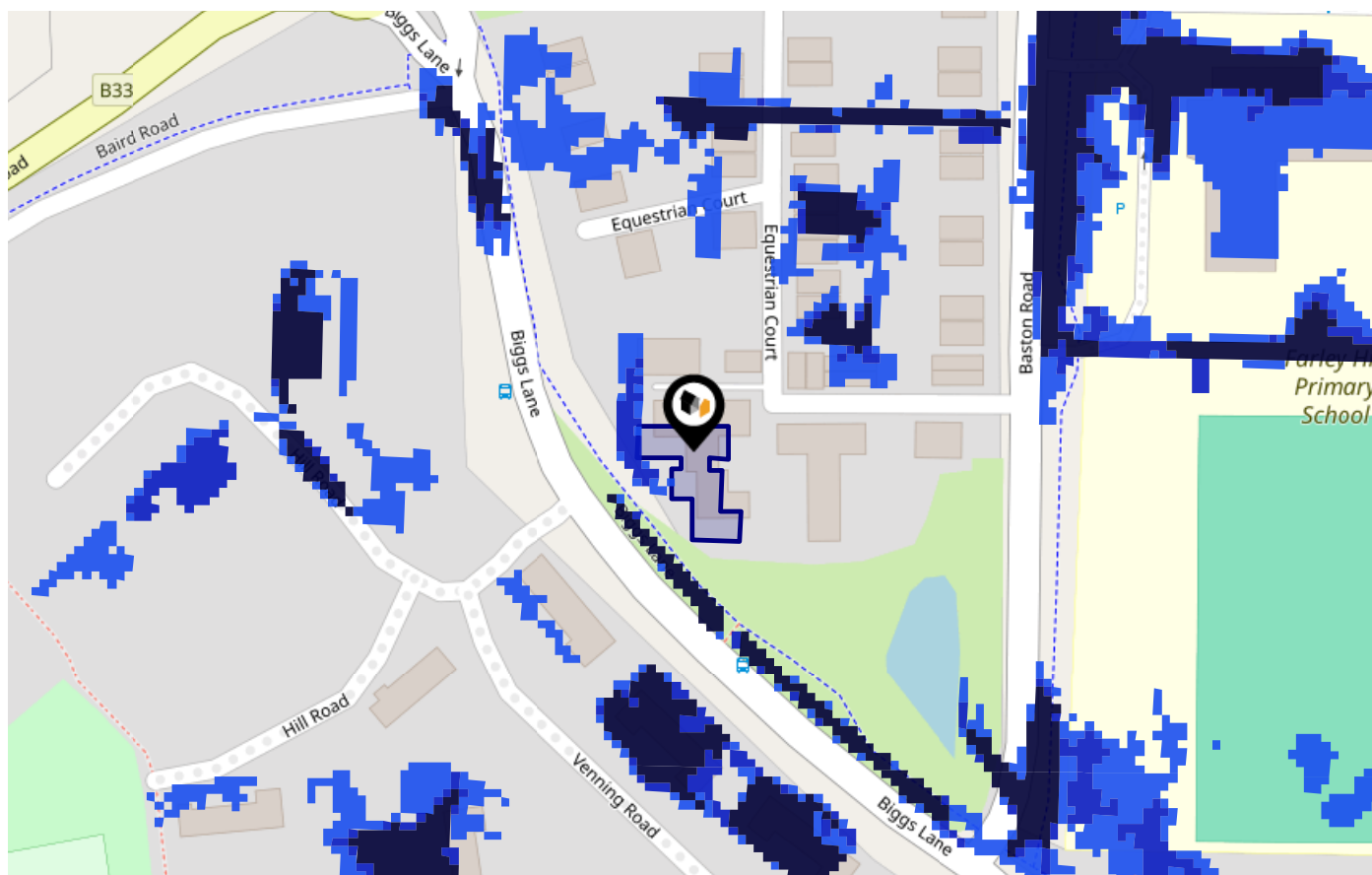


Flood Risk

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

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

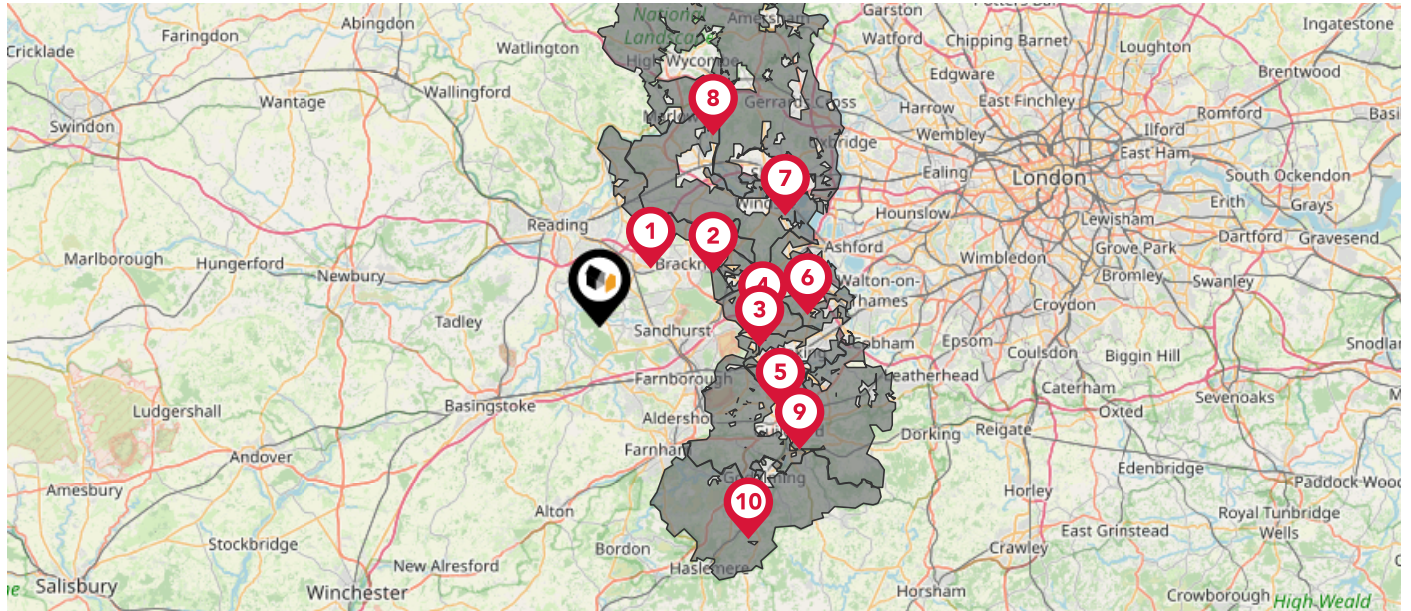


Maps











Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

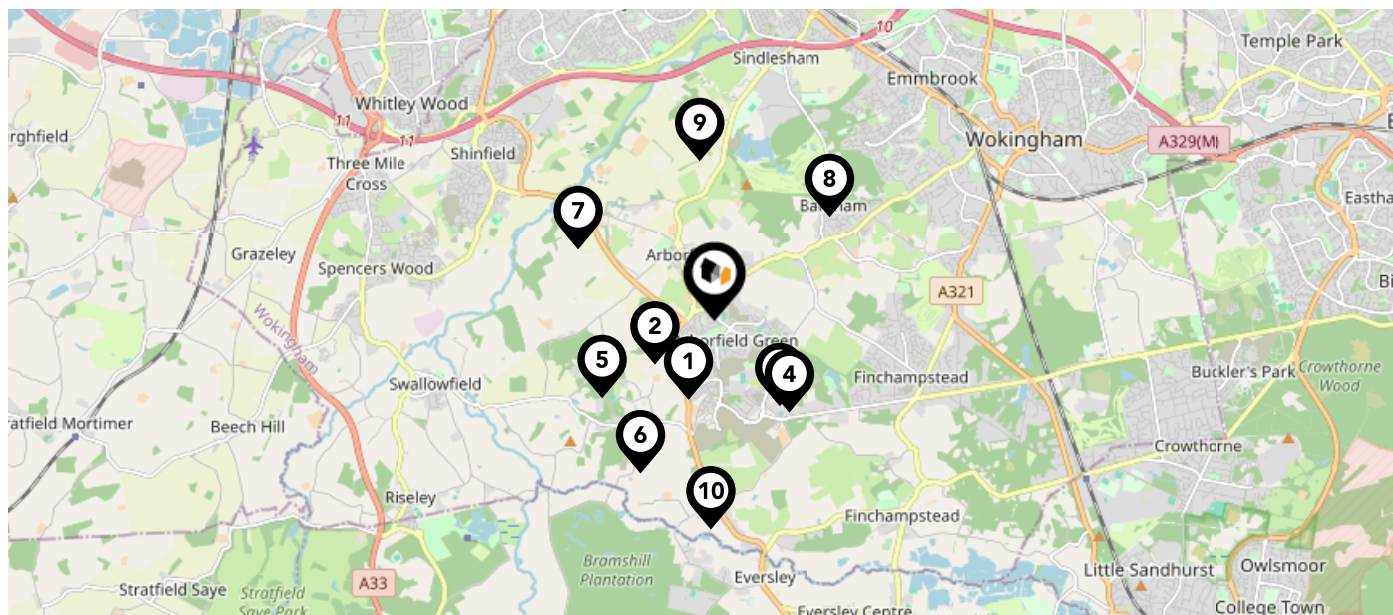
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Woking
-  London Green Belt - Runnymede
-  London Green Belt - Slough
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford
-  London Green Belt - Waverley

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

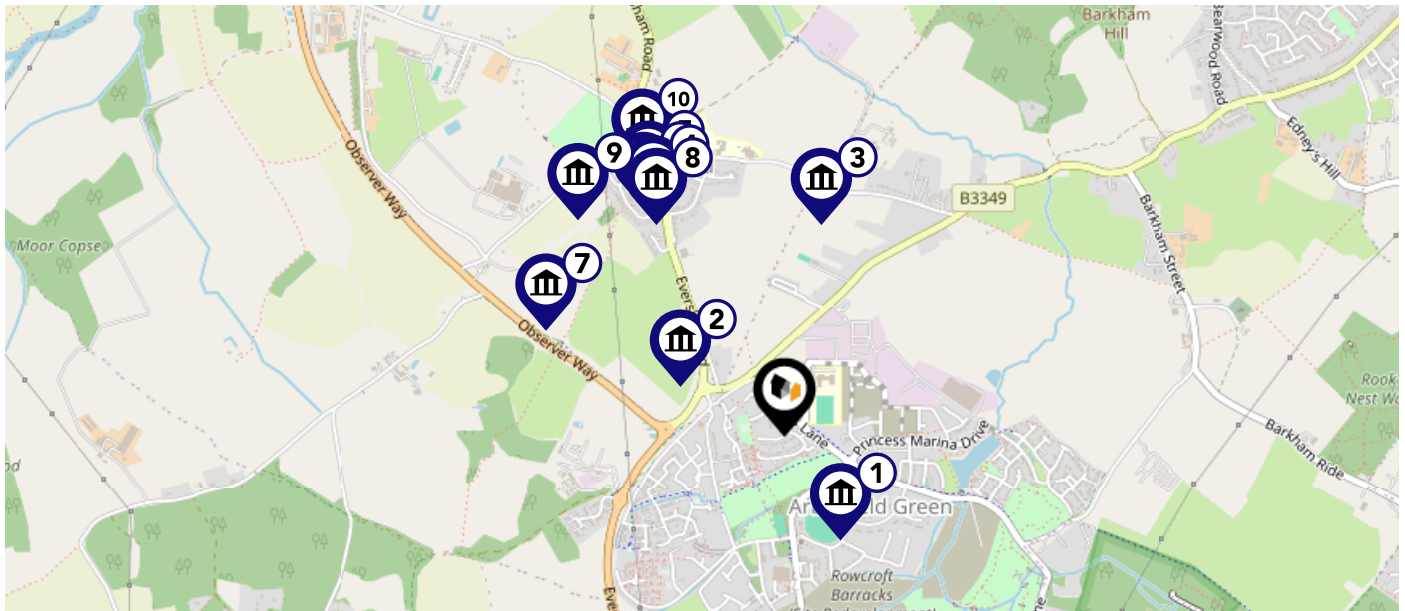
1	Whitehall Brickworks-Arborfield	Historic Landfill	
2	The Piggery-Arborfield	Historic Landfill	
3	Moor Farm-Finchampstead	Historic Landfill	
4	Colehill Farm-Finchampstead	Historic Landfill	
5	Hephaistos School-Farley Hill	Historic Landfill	
6	Jouldings Lane-Farley Hill	Historic Landfill	
7	Milkingbarn Lane-Arborfield	Historic Landfill	
8	Highland Avenue-Barkham	Historic Landfill	
9	Park Farm-Carters Hill	Historic Landfill	
10	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	










Maps

Listed Buildings

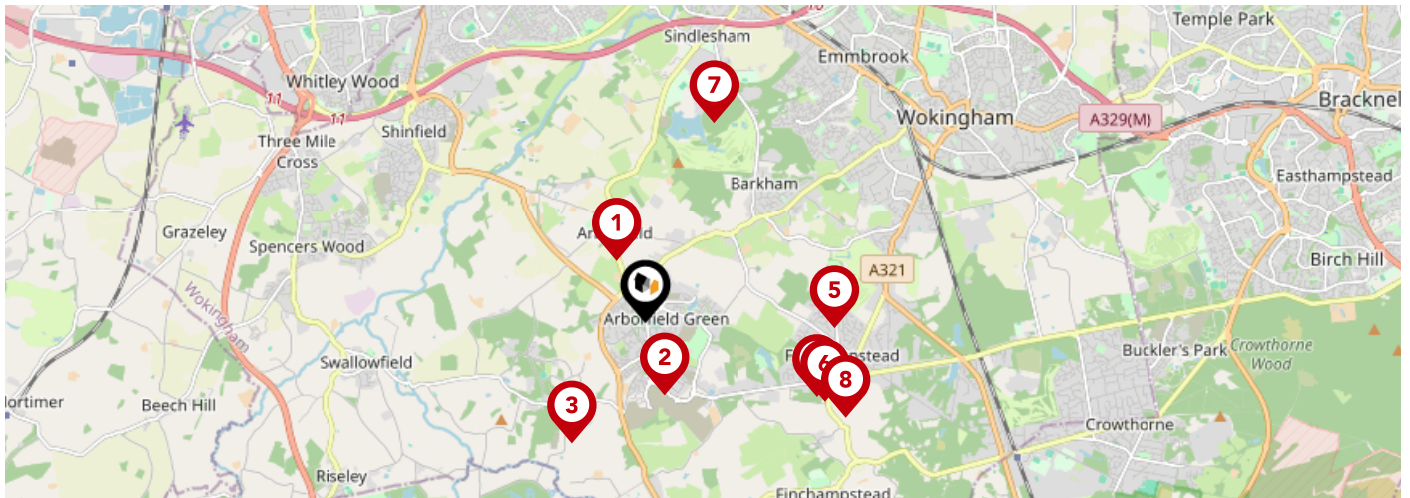


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



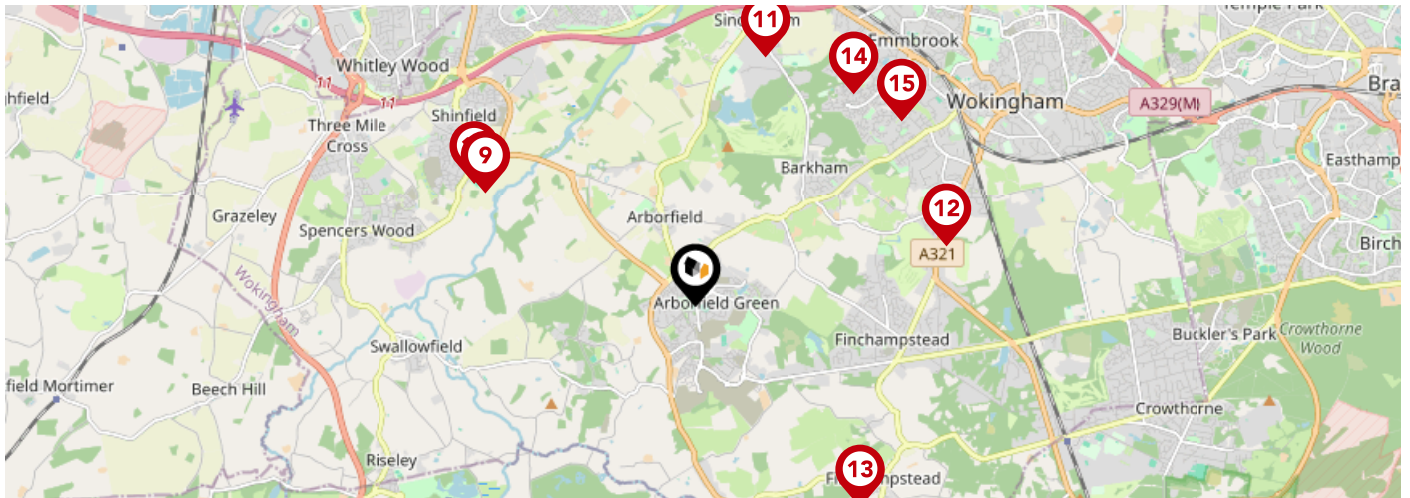
Listed Buildings in the local district		Grade	Distance
	1419613 - Moat House	Grade II	0.3 miles
	1312999 - Ducks Nest Farmhouse	Grade II	0.3 miles
	1118117 - Langleypond Farmhouse	Grade II	0.5 miles
	1319097 - Birch House	Grade II	0.6 miles
	1135997 - The Old Post House	Grade II	0.6 miles
	1118162 - The Swan Public House	Grade II	0.6 miles
	1118123 - Arborfield Court	Grade II	0.6 miles
	1135988 - Magnolia Cottage	Grade II	0.6 miles
	1118122 - Chamberlains Farmhouse	Grade II	0.7 miles
	1465963 - Arborfield, Newland And Barkham War Memorial	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.31	<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:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

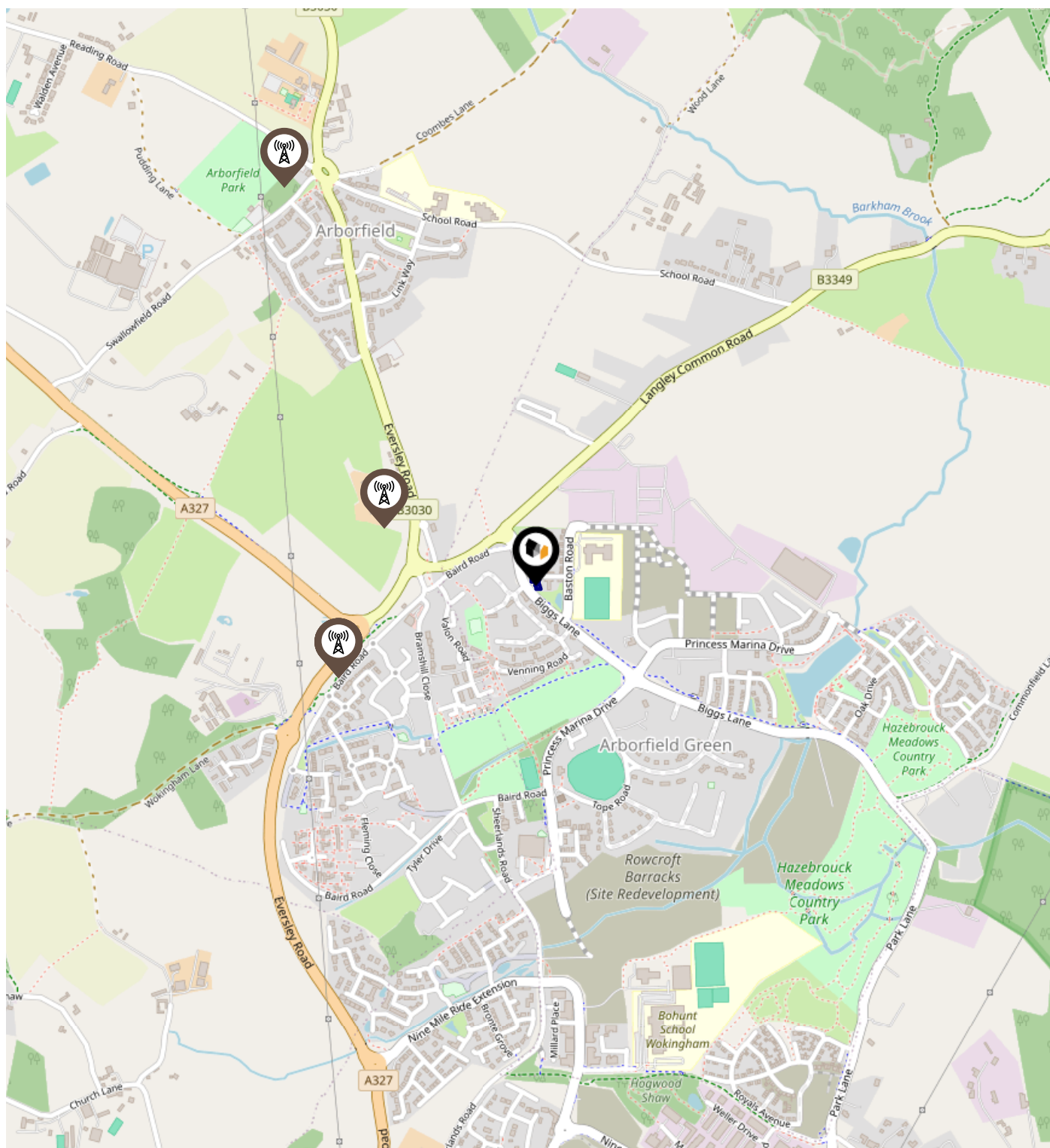
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.61	<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

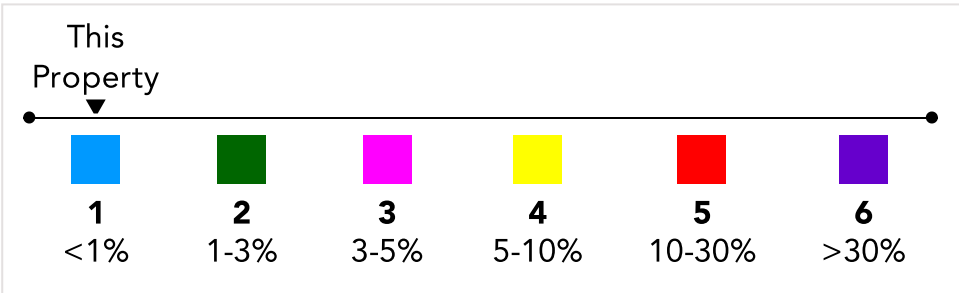
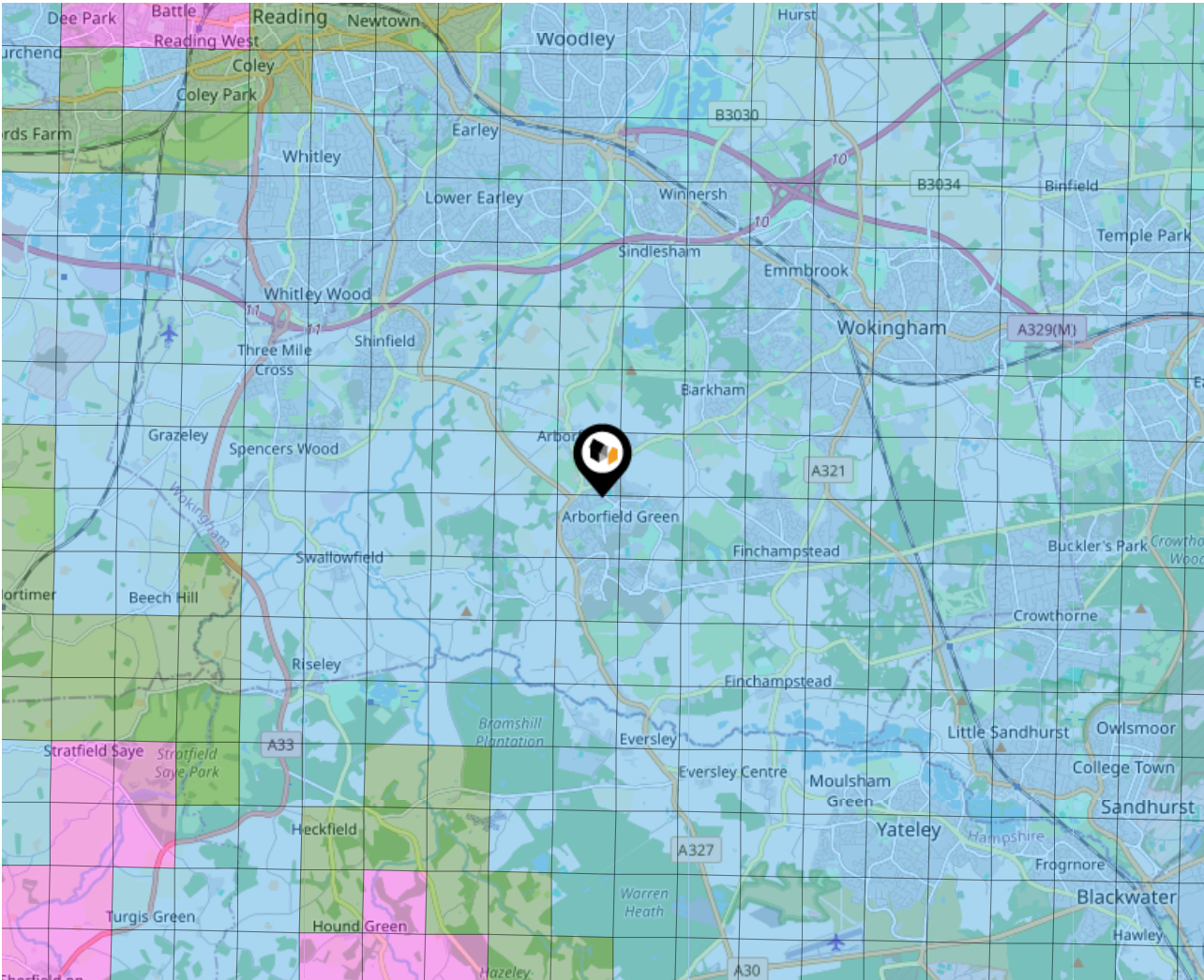
Environment

Radon Gas



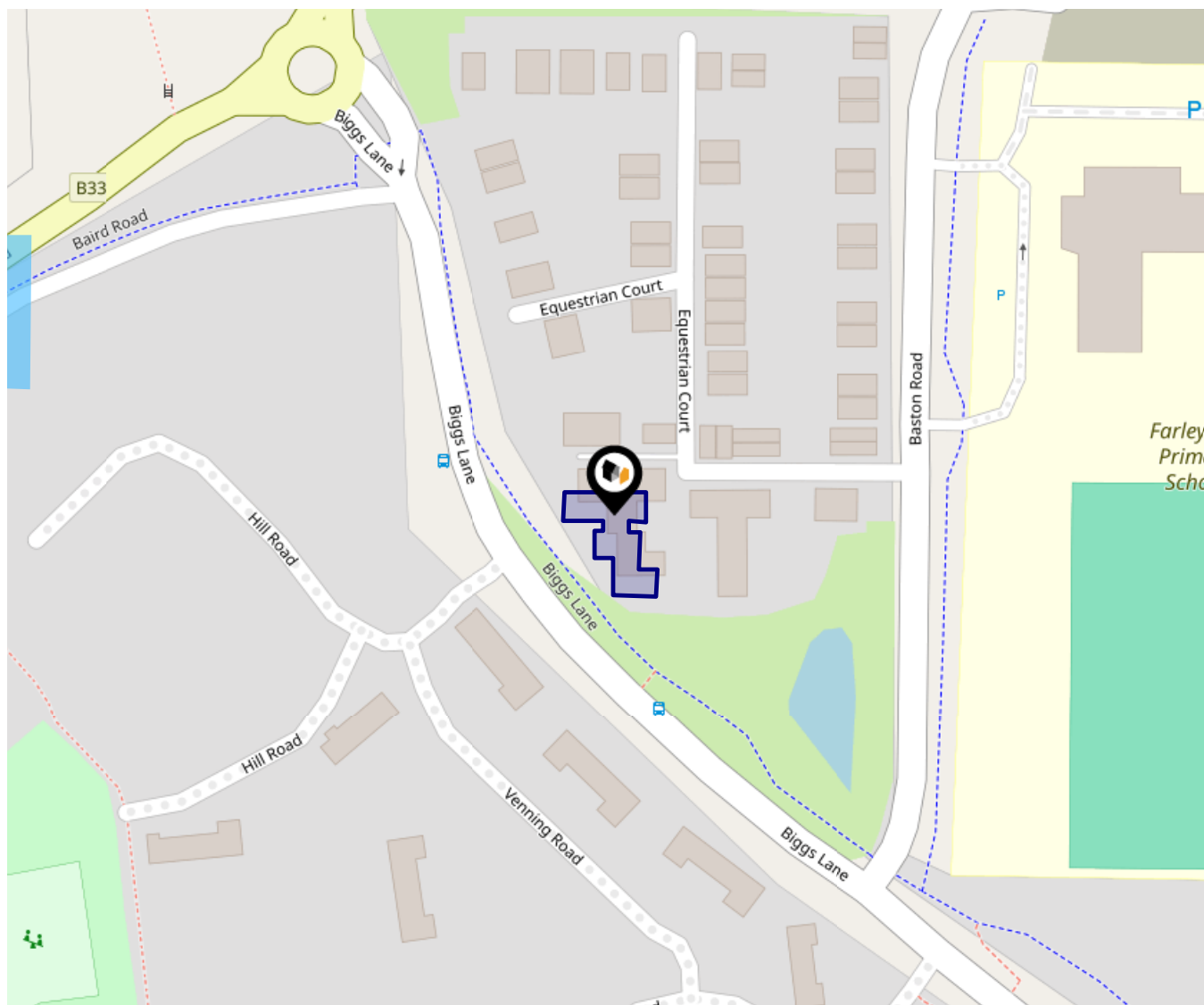
What is Radon?

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).



Local Area

Road Noise



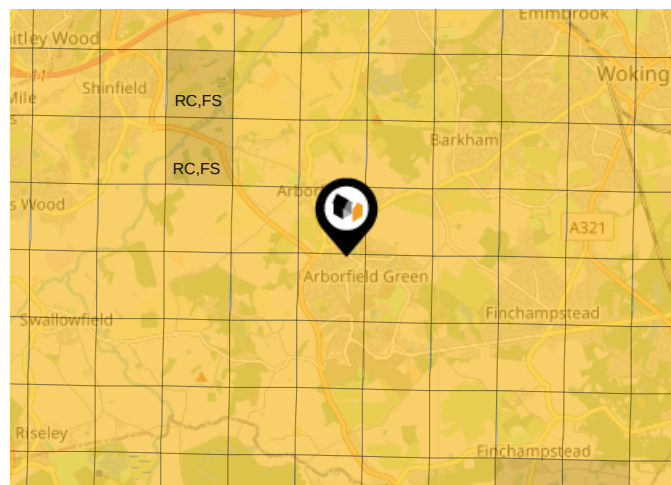
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

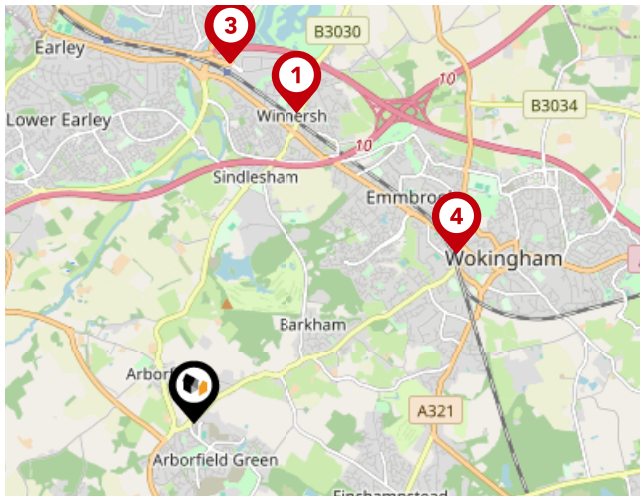


Primary Classifications (Most Common Clay Types)

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

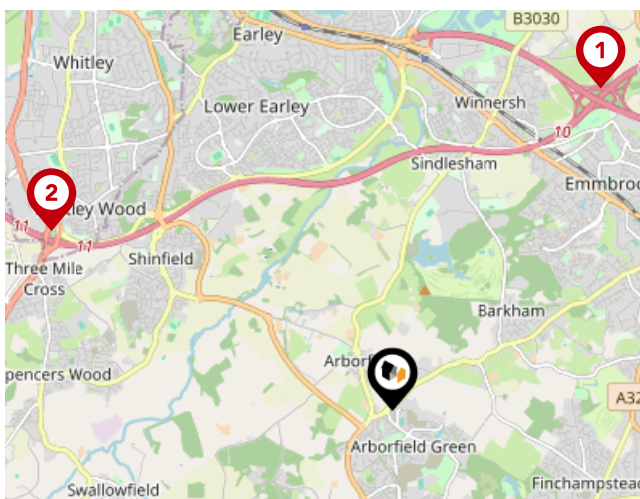
Area

Transport (National)



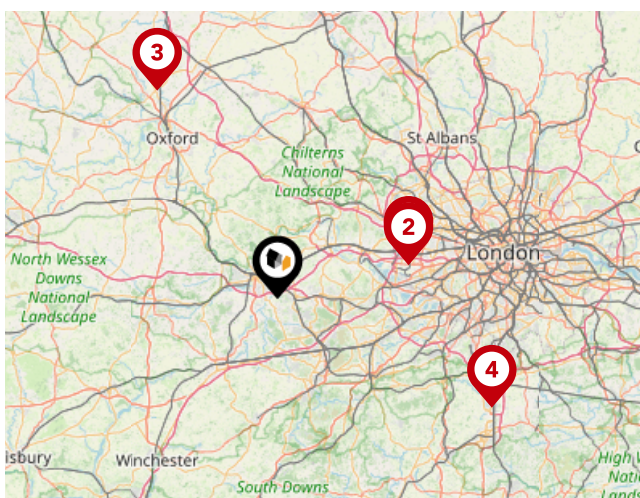
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.03 miles
2	Winnersh Triangle Rail Station	3.35 miles
3	Winnersh Triangle Rail Station	3.35 miles
4	Wokingham Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.54 miles
2	M4 J11	3.56 miles
3	M3 J5	8.54 miles
4	M3 J4A	7.39 miles
5	M3 J4	7.89 miles

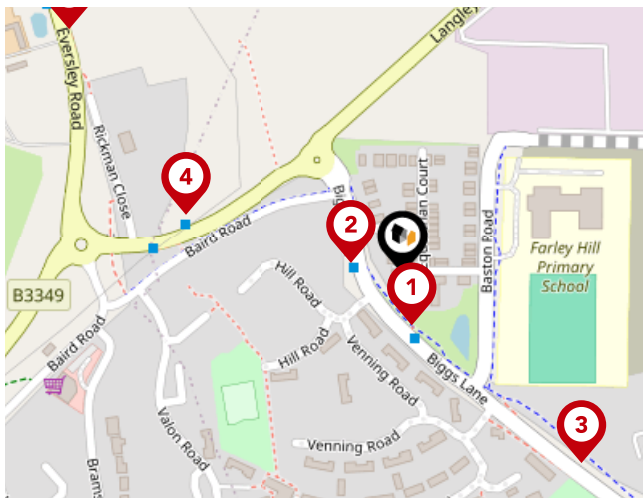


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.13 miles
2	Heathrow Airport Terminal 4	20.08 miles
3	Kidlington	35.49 miles
4	Gatwick Airport	35.64 miles

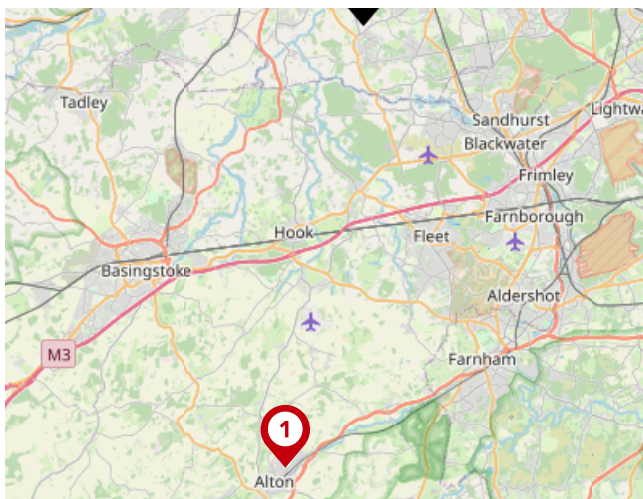
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Road	0.03 miles
2	Hill Road	0.03 miles
3	Biggs Lane	0.15 miles
4	Rickman Close	0.13 miles
5	Ducks Nest Farm	0.24 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.62 miles

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.



/avacadopropertyberkshire



/avacadoproperty



/avacadopropertyberkshire

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

