

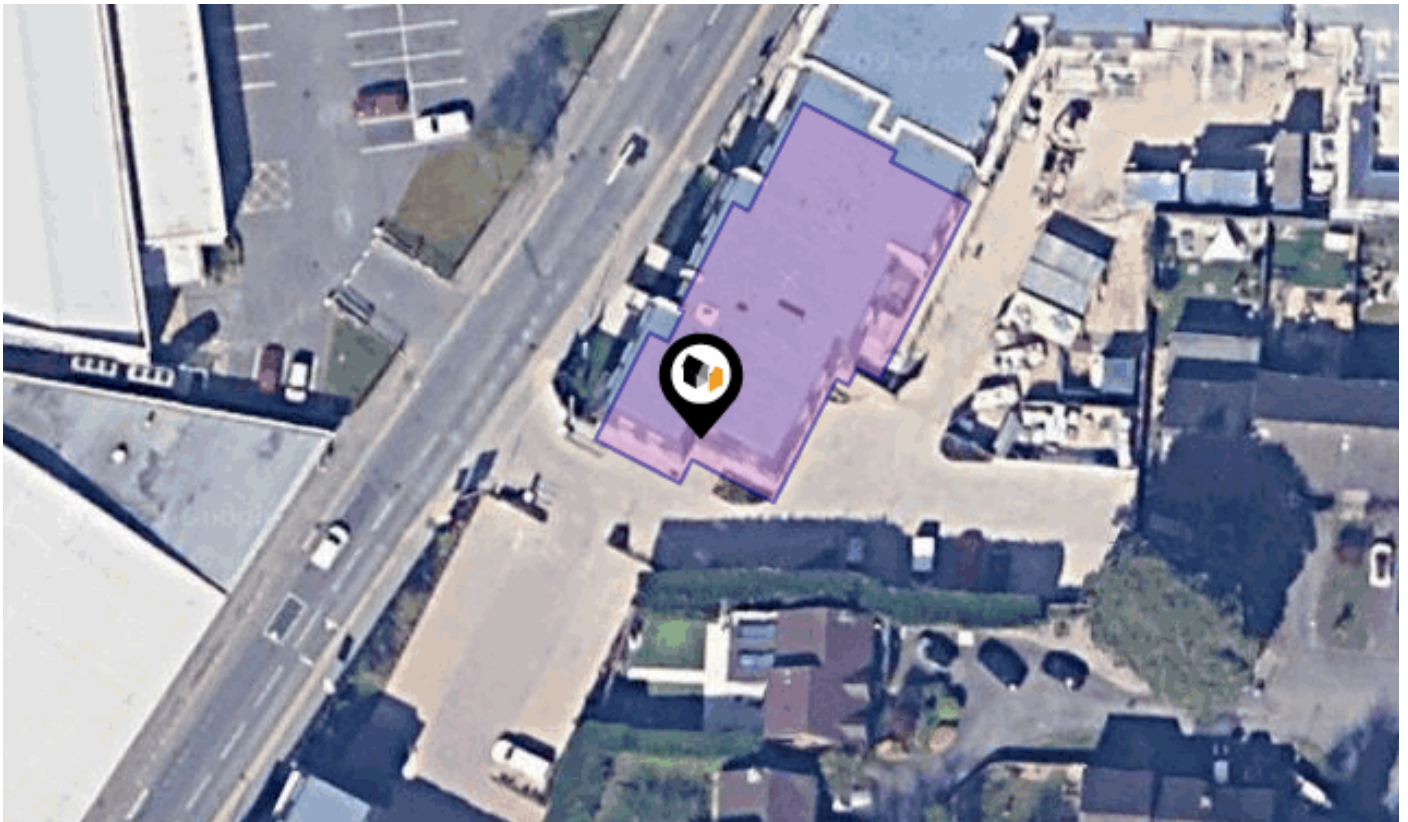


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th October 2025



**APARTMENT 16, AMBER PLACE, OLDFIELD ROAD,
MAIDENHEAD, SL6 1AG**

Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	03/12/2021
Bedrooms:	2	Last Sold Price:	£375,000
Floor Area:	828 ft ² / 77 m ²	Last Sold £/ft²:	£452
Plot Area:	0.13 acres	Tenure:	Leasehold
Council Tax :	Band D	Start Date:	02/12/2021
Annual Estimate:	£1,824	End Date:	20/12/2269
Title Number:	BK518620	Lease Term:	250 years from 20 December 2019
UPRN:	10012337039	Term Remaining:	244 years

Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



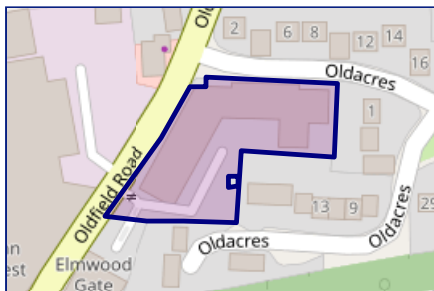
Satellite/Fibre TV Availability:



Property Multiple Title Plans

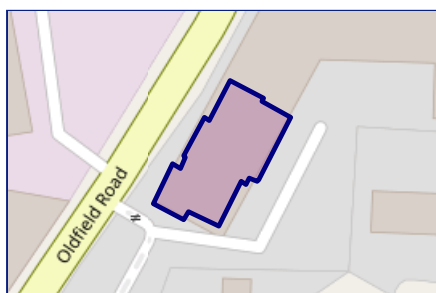


Freehold Title Plan



BK185440

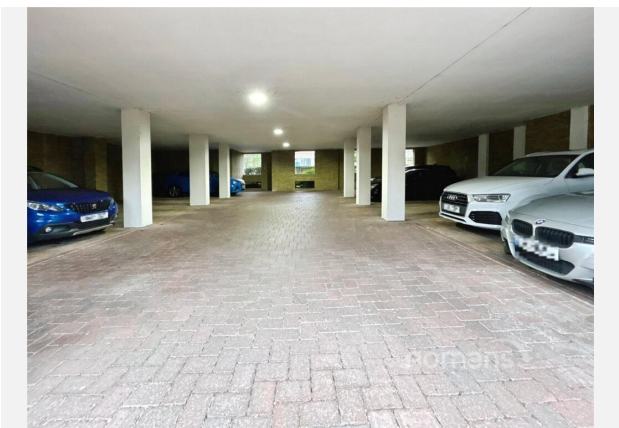
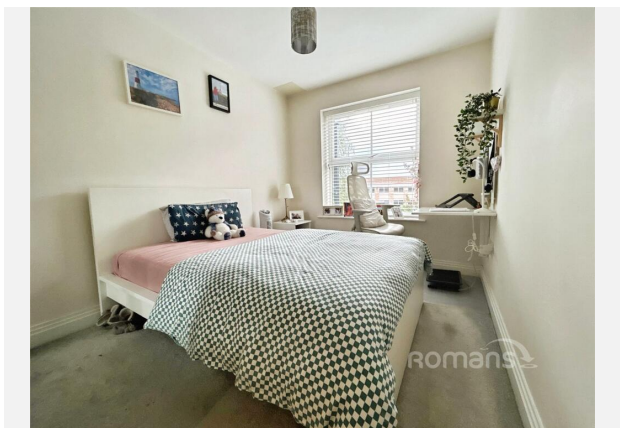
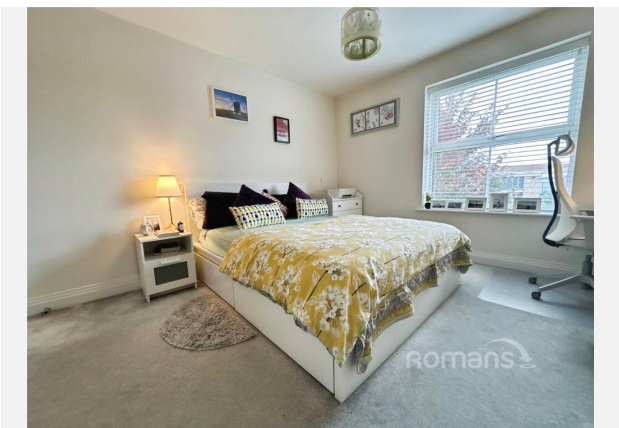
Leasehold Title Plan

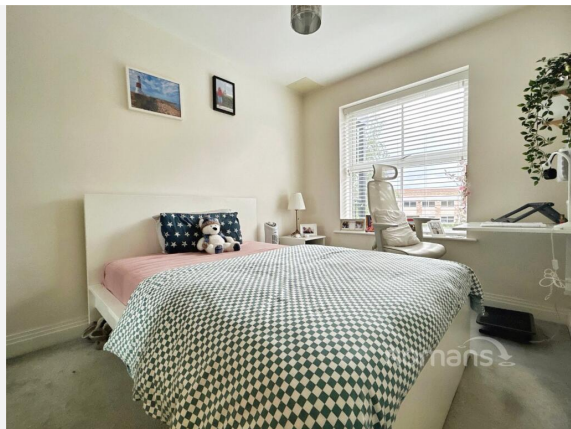


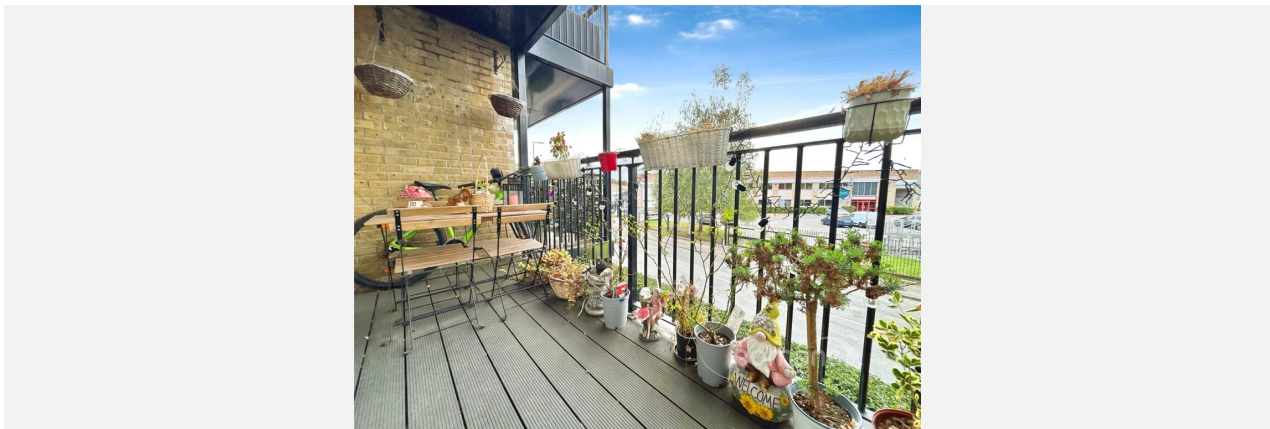
BK518620

Start Date: 02/12/2021
End Date: 20/12/2269
Lease Term: 250 years from 20 December 2019
Term Remaining: 244 years

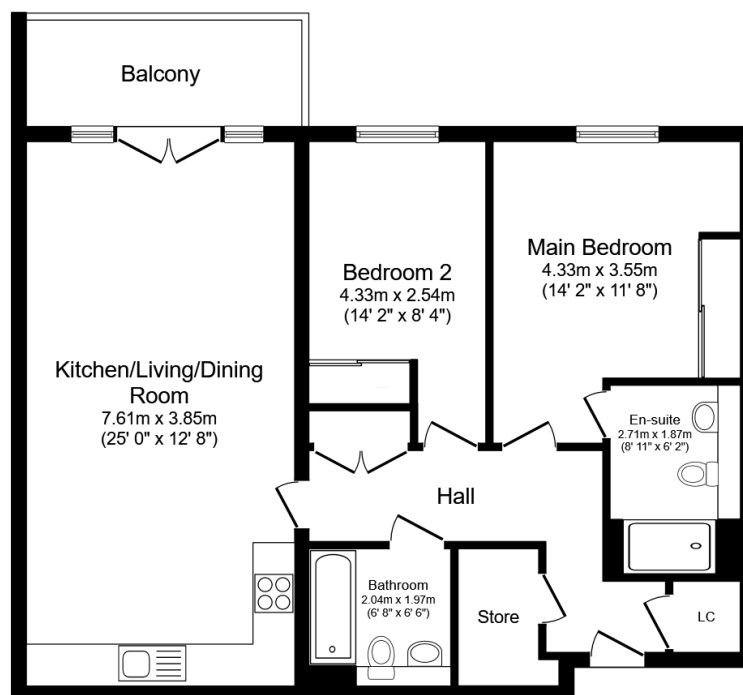
Gallery Photos







APARTMENT 16, AMBER PLACE, OLDFIELD ROAD, MAIDENHEAD, SL6 1AG



Floor Plan

Floor area 78.7 sq.m. (847 sq.ft.)

Total floor area: 78.7 sq.m. (847 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property EPC - Certificate



Apartment 16 Amber Place, Oldfield Road, SL6 1AG

Energy rating

B

Valid until 17.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

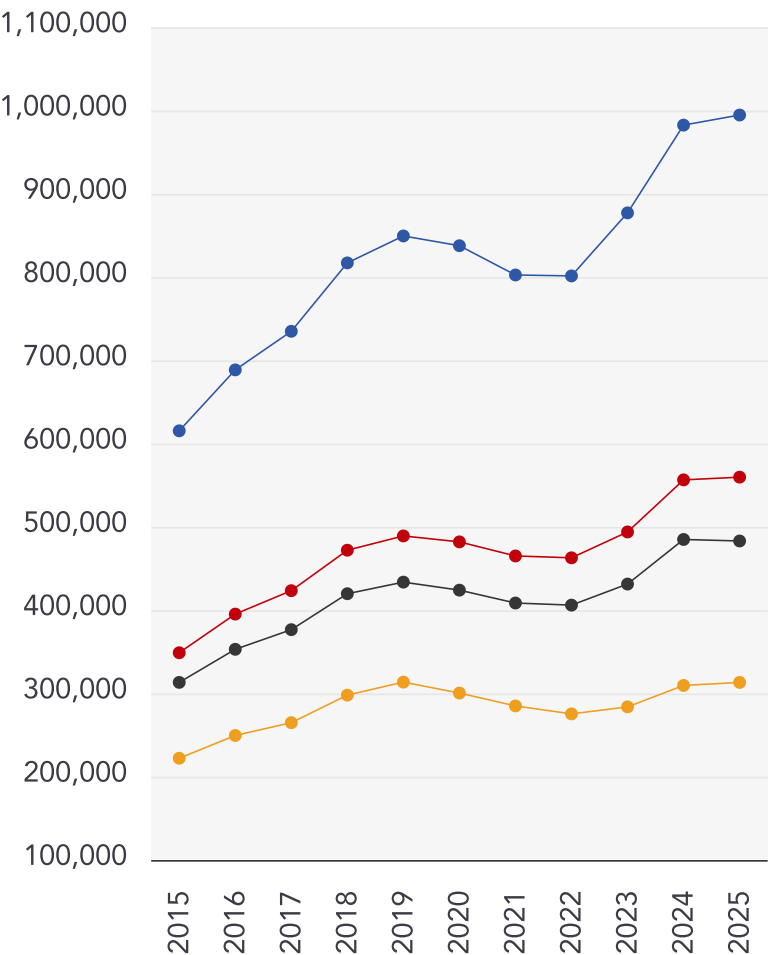
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler & underfloor, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.23 W/m-Â°K
Total Floor Area:	77 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

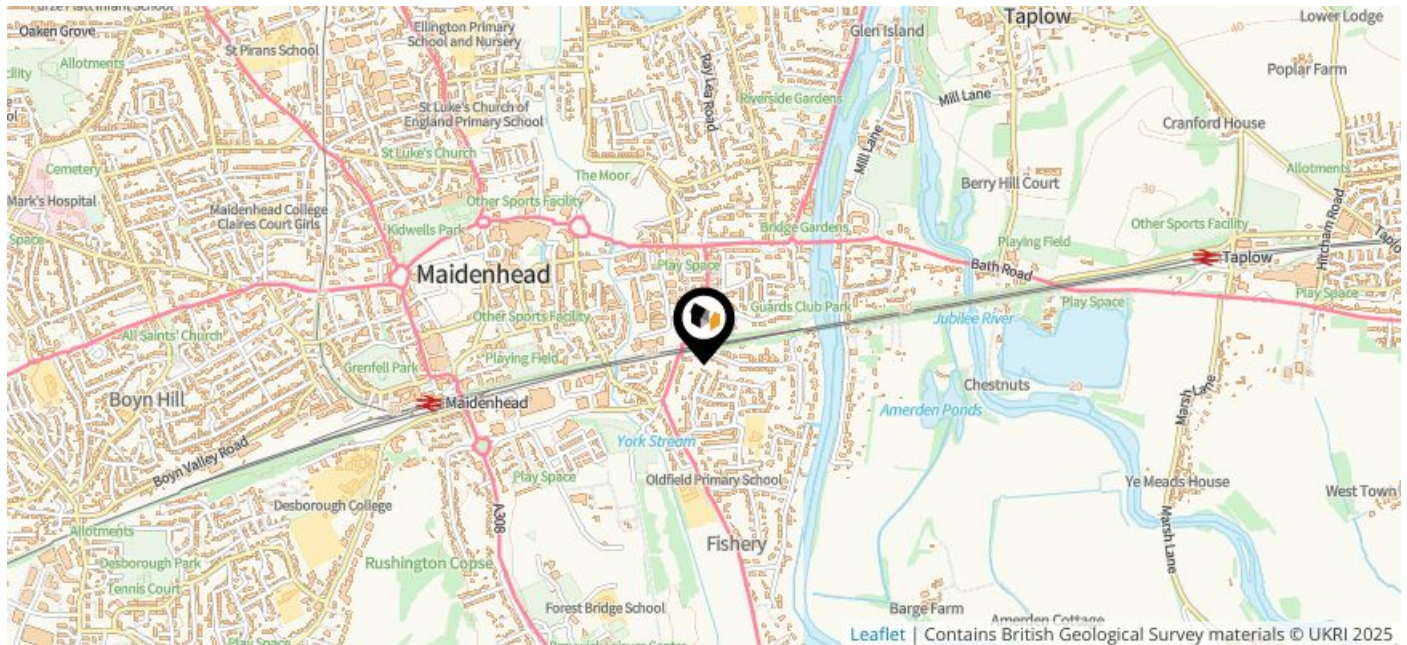
+40.97%

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.

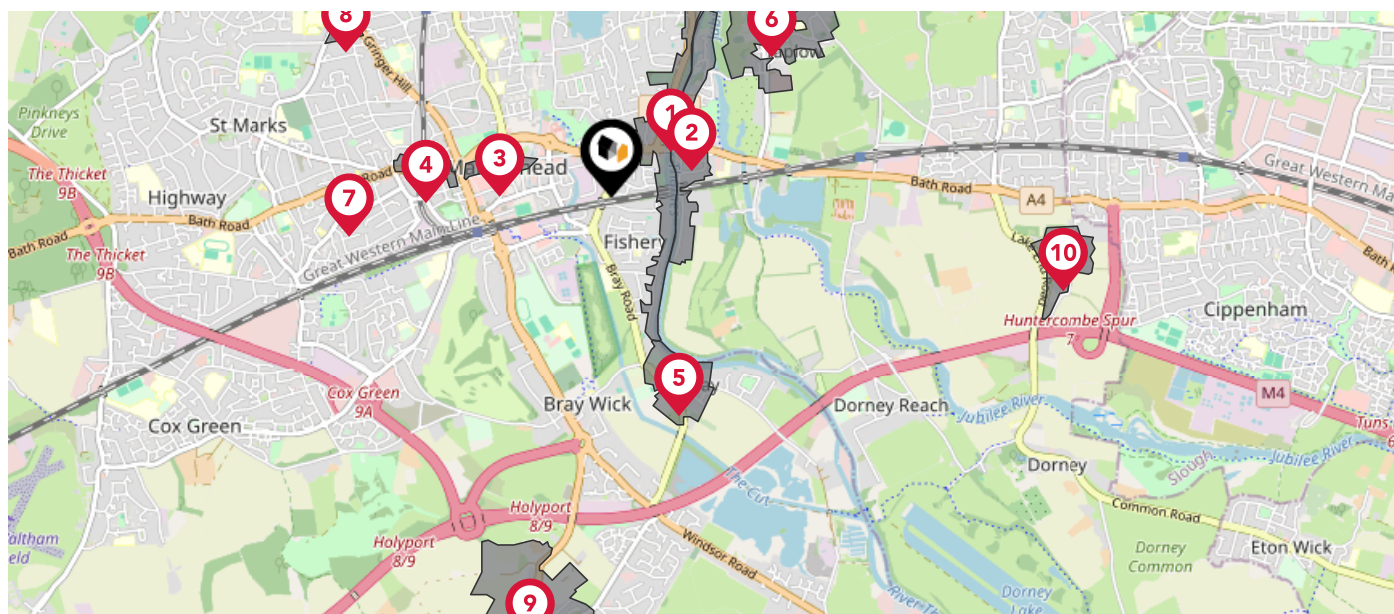
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

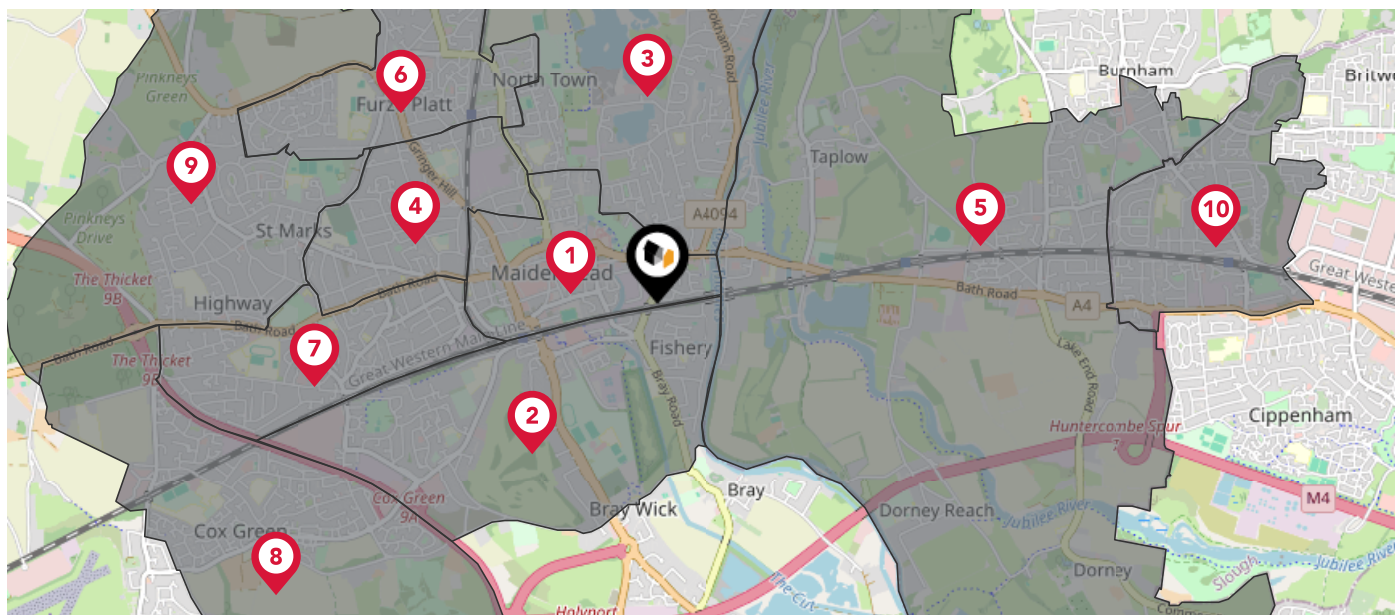
-  1 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
-  2 Taplow Riverside
-  3 Maidenhead Town Centre
-  4 Castle Hill, Maidenhead
-  5 Bray Village
-  6 Taplow
-  7 All Saints, Boyn Hill, Maidenhead
-  8 Furze Platt Triangel
-  9 Holyport
-  10 Huntercombe

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

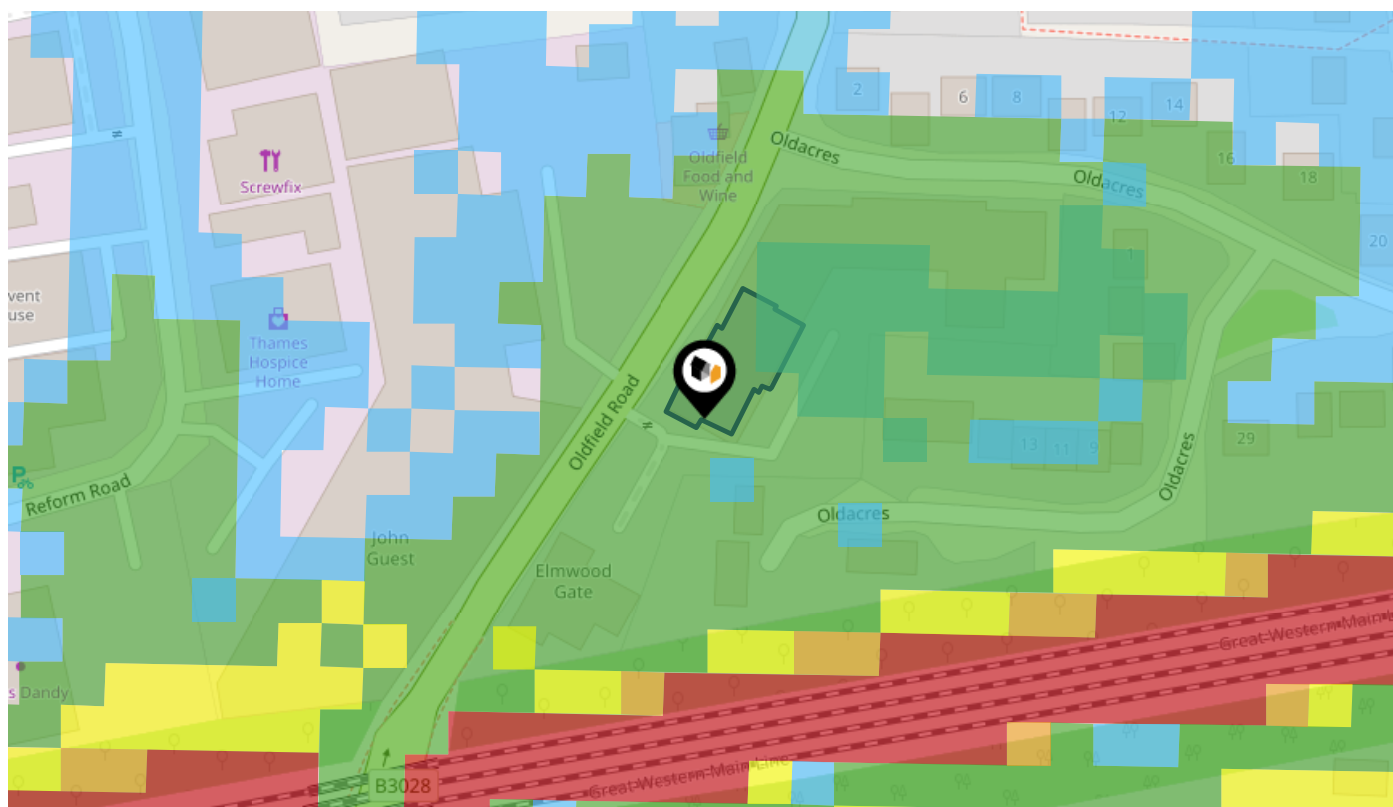
-  St. Mary's Ward
-  Oldfield Ward
-  Riverside Ward
-  Belmont Ward
-  Cliveden Ward
-  Furze Platt Ward
-  Boyn Hill Ward
-  Cox Green Ward
-  Pinkneys Green Ward
-  Haymill and Lynch Hill Ward

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:

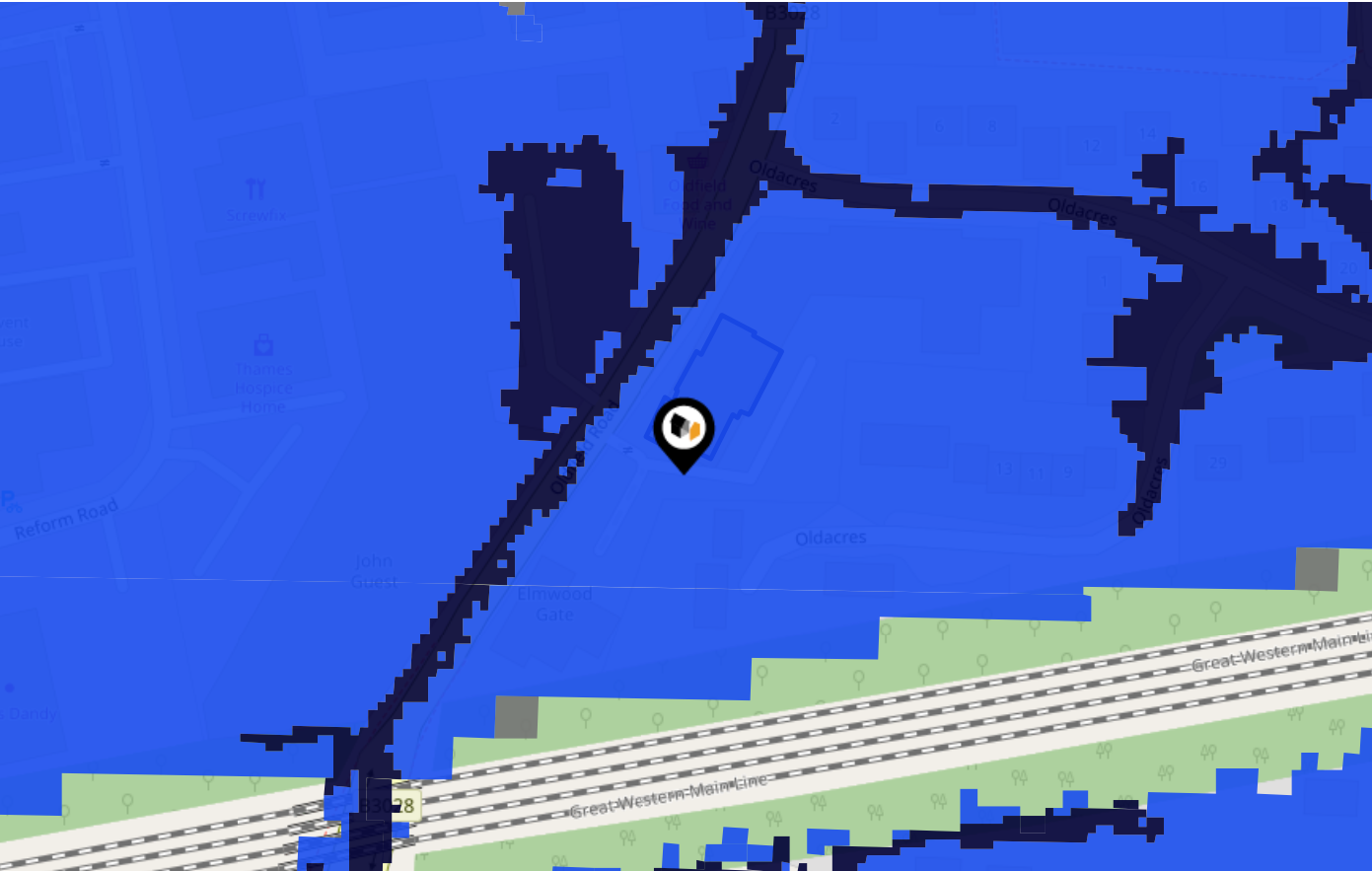
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

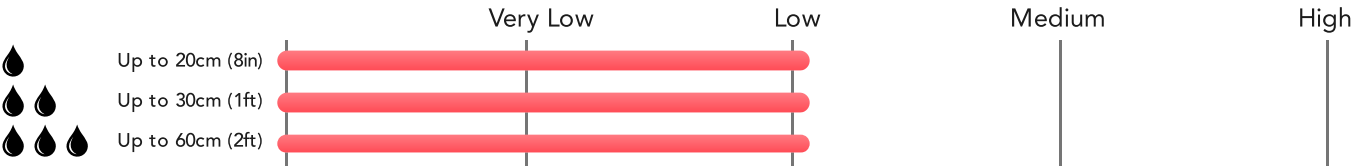


Risk Rating: Low

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:

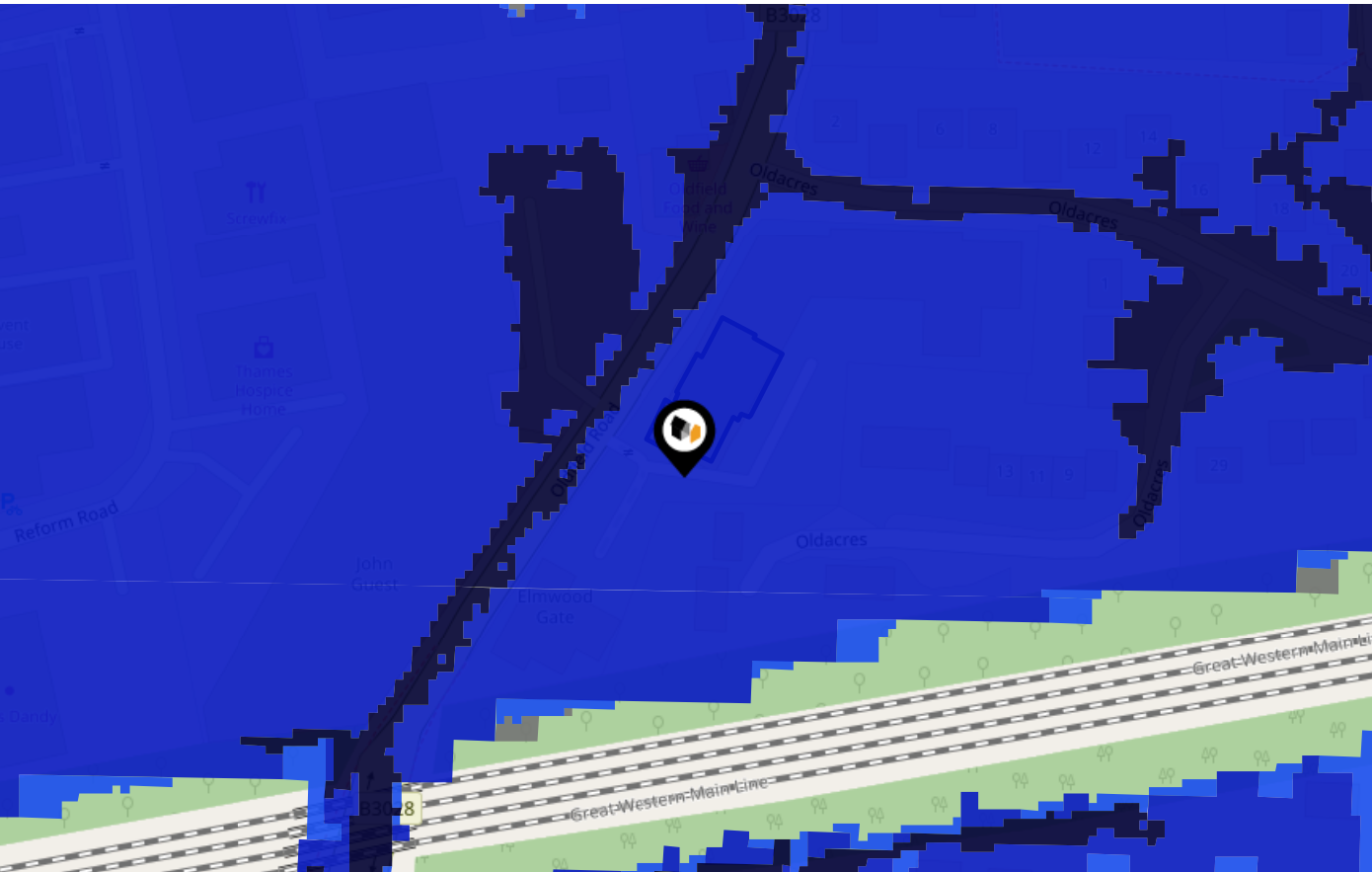


Flood Risk

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.

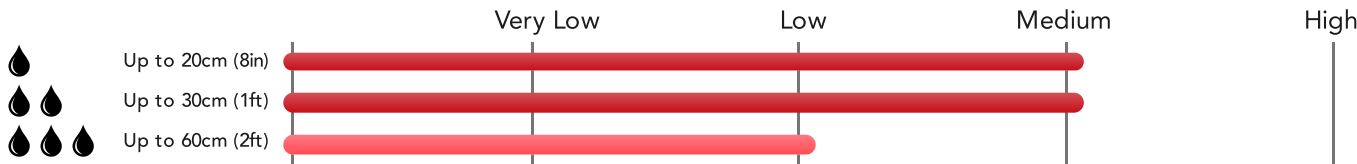


Risk Rating: Medium

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:

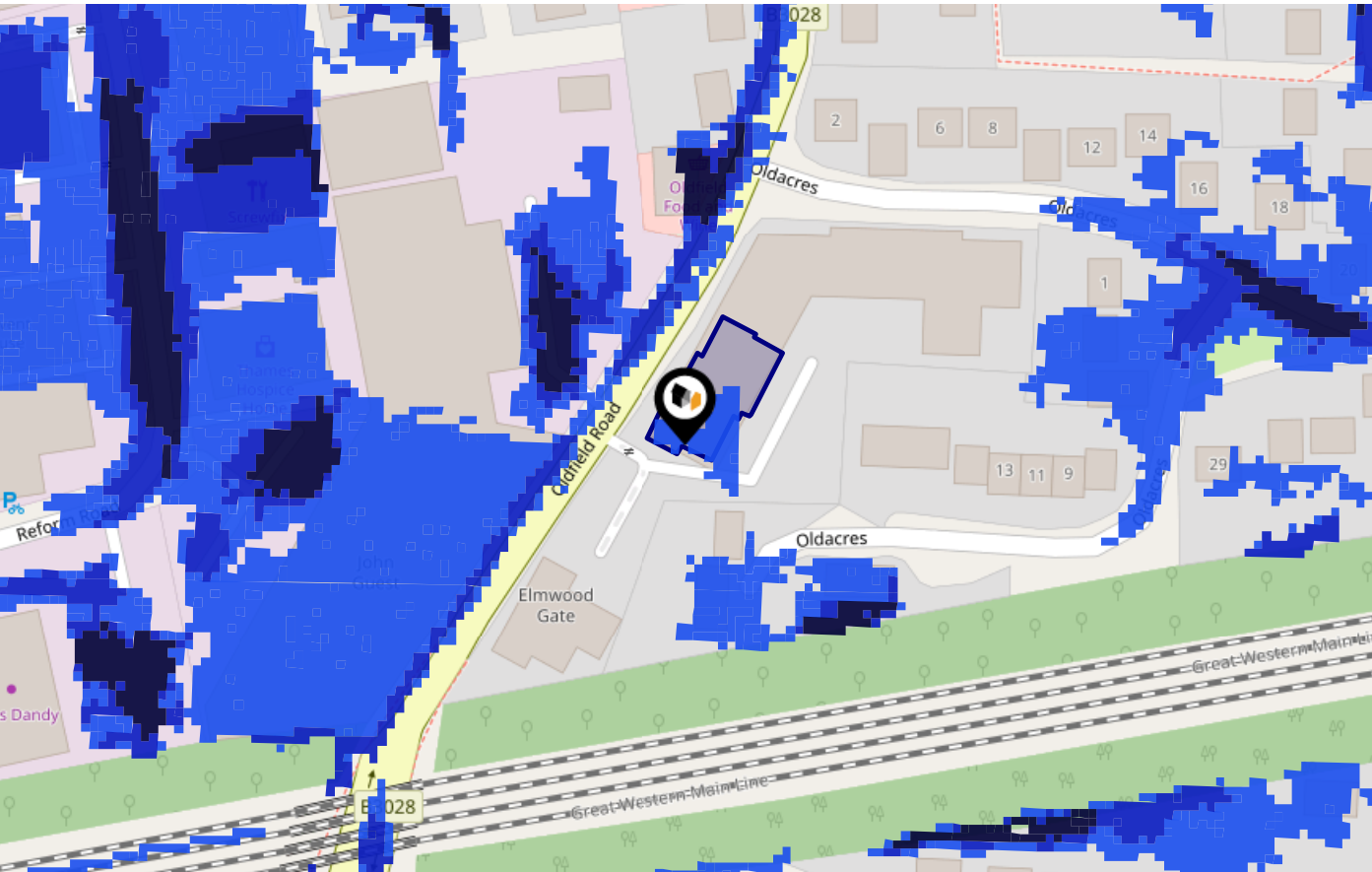


Flood Risk

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.

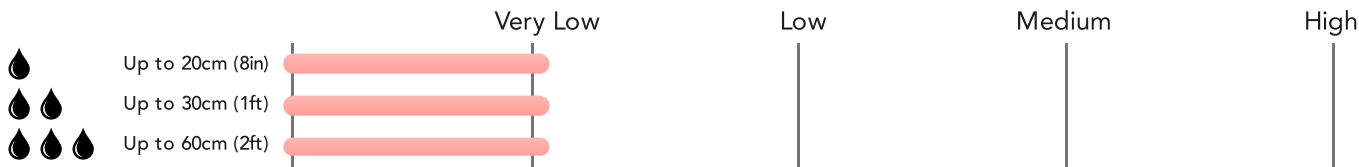


Risk Rating: Low

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:

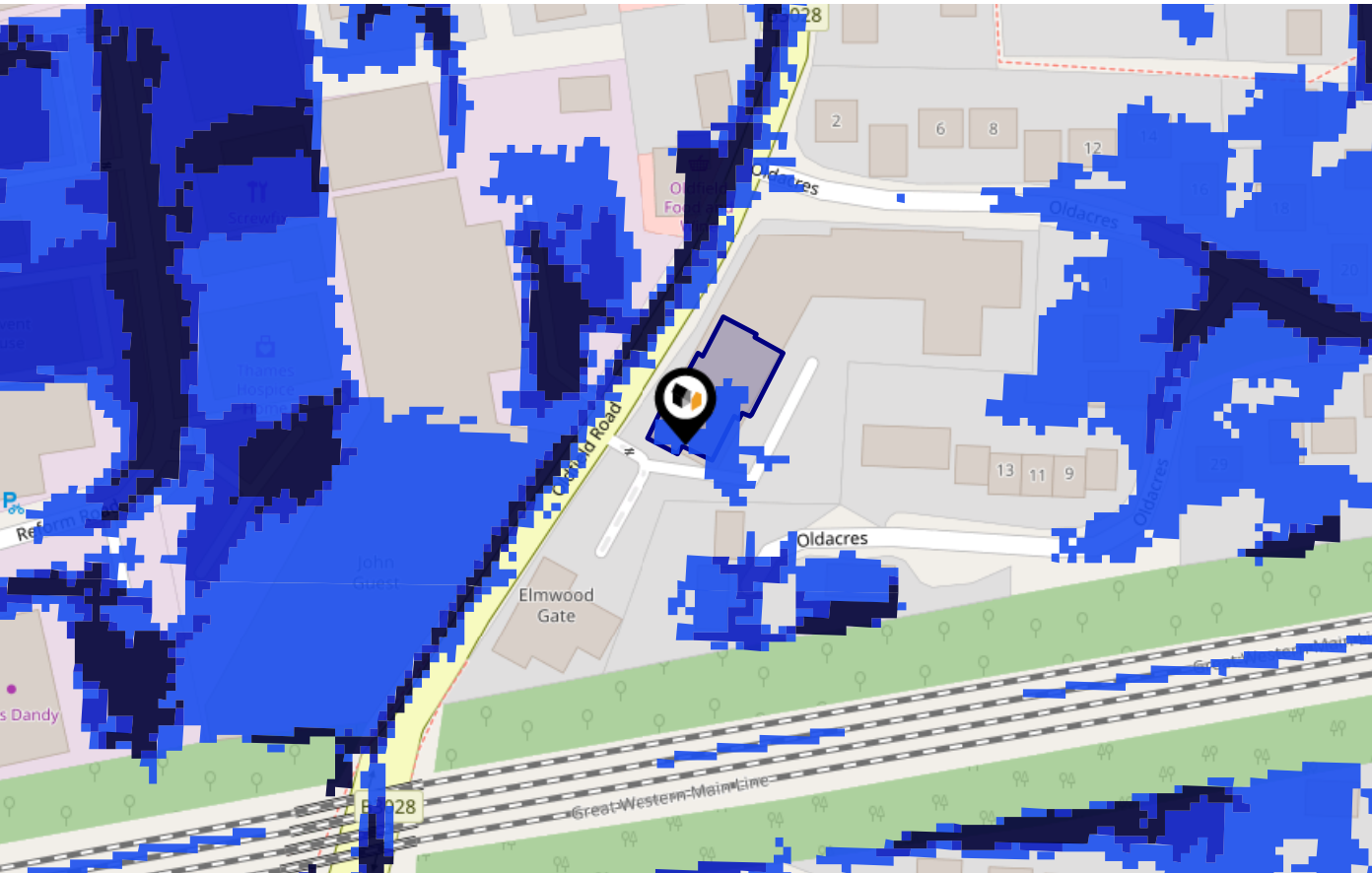


Flood Risk

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.

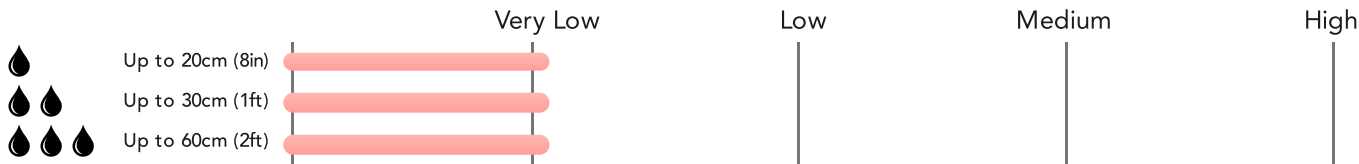


Risk Rating: Low

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:

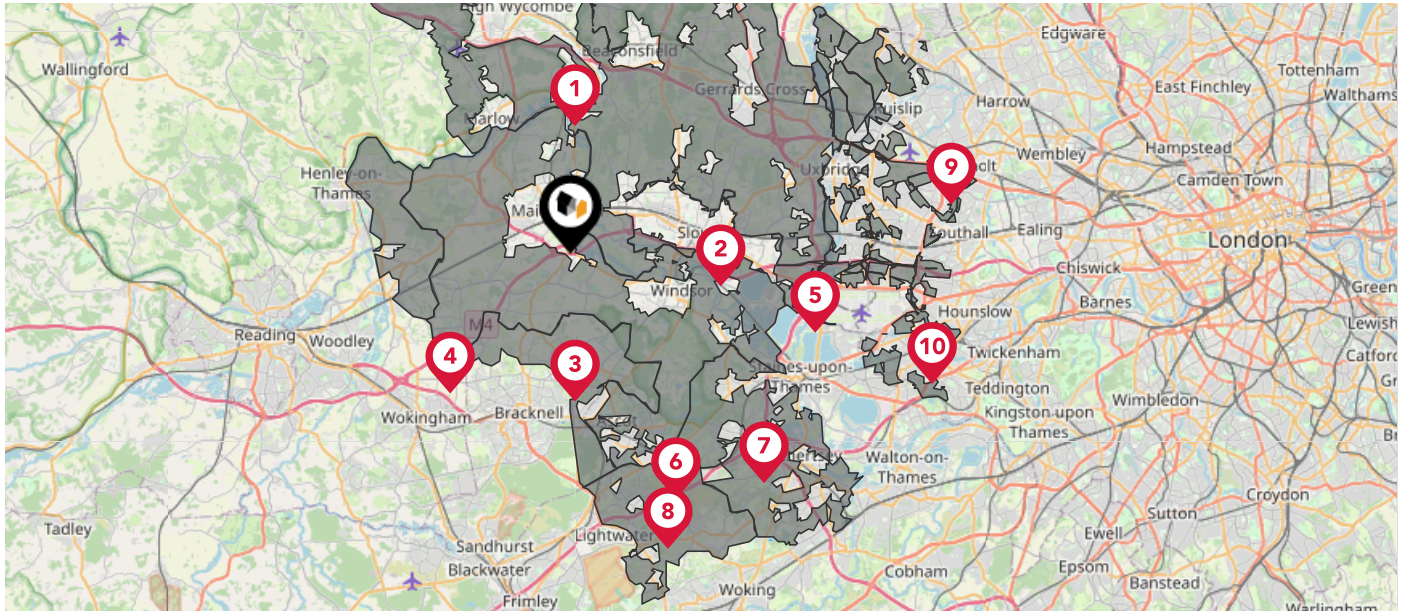


Maps

Green Belt



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



Nearby Green Belt Land

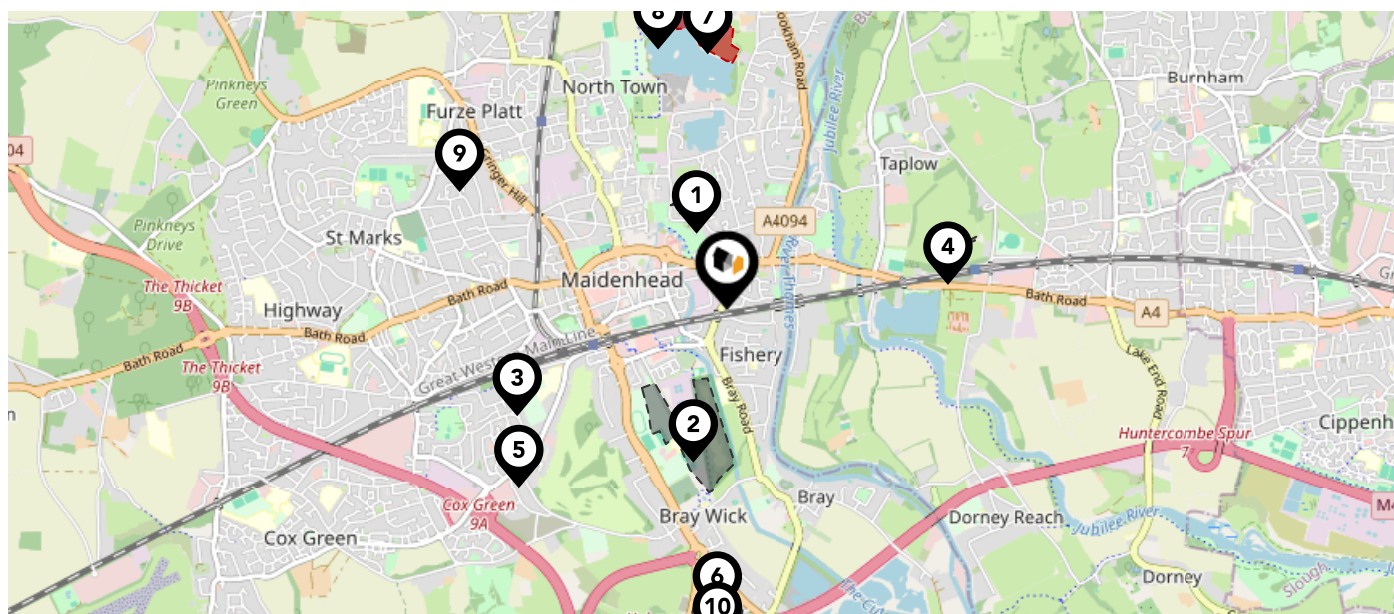
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
- 9 London Green Belt - Ealing
- 10 London Green Belt - Hounslow

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

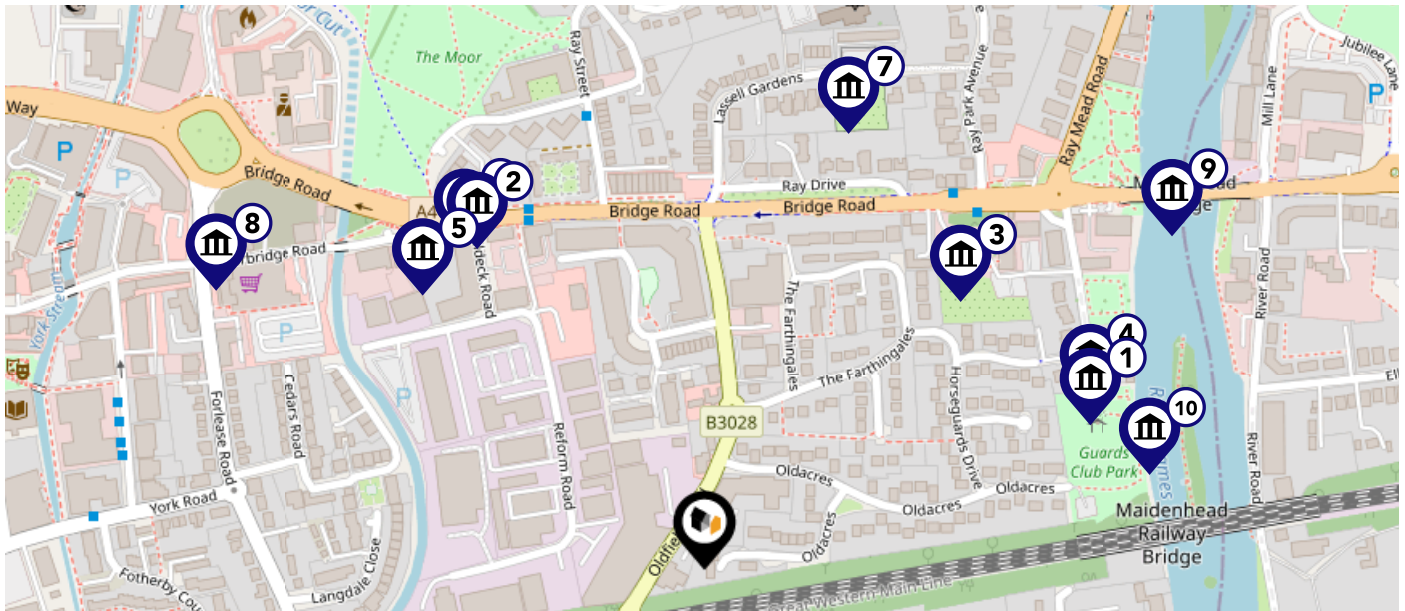
1	Badnalls Pit-Maidenhead	Historic Landfill	☐
2	Braywick Road-Maidenhead	Historic Landfill	☐
3	Ludlow Road-Maidenhead	Historic Landfill	☐
4	Taplow Station-Iver, Buckinghamshire	Historic Landfill	☐
5	Curls Lane-Cox Green	Historic Landfill	☐
6	Priors Way-Bray	Historic Landfill	☐
7	EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	☒
8	EA/EPR/FP3690EF/A001	Active Landfill	☒
9	Linden Avenue-Maidenhead	Historic Landfill	☐
10	Priors Way-Bray	Historic Landfill	☐

Maps

Listed Buildings

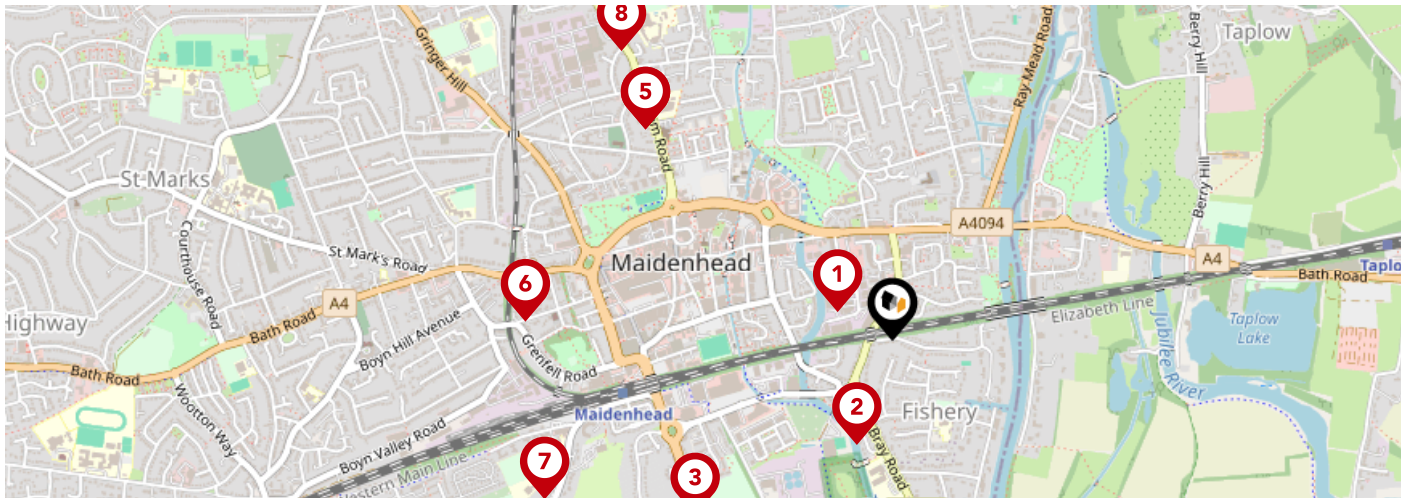


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



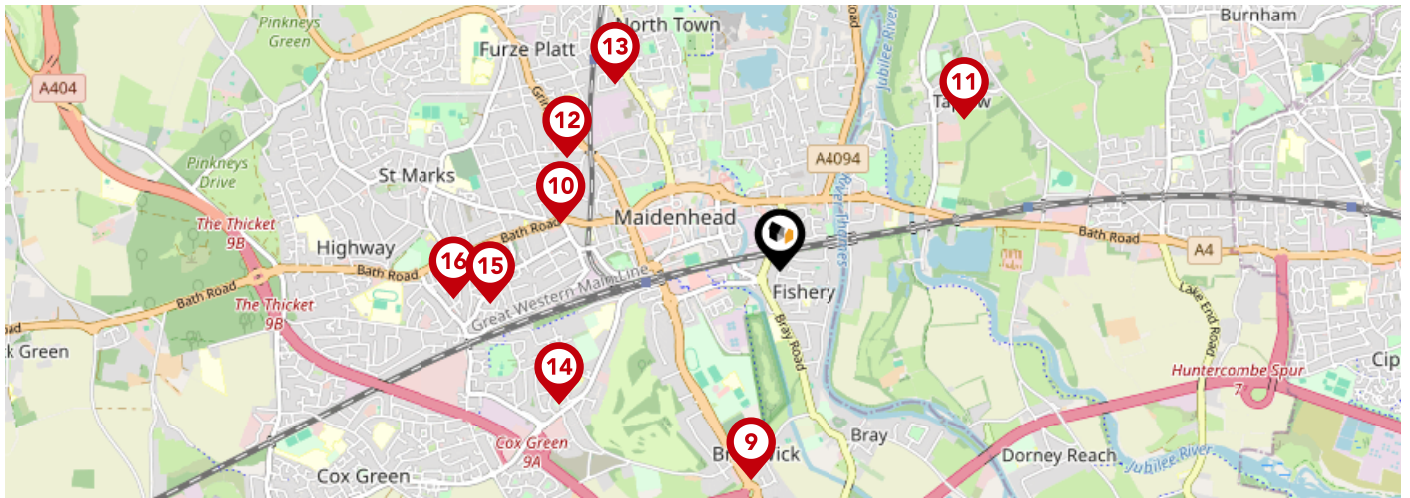
Listed Buildings in the local district		Grade	Distance
	1319352 - Lodge Adjoining And South Of Oldfield	Grade II	0.2 miles
	1319348 - Brick Wall To Smythes Almshouses Numbers 79 To 85	Grade II	0.2 miles
	1117620 - Oldfield Lodge	Grade II	0.2 miles
	1136088 - Oldfield	Grade II	0.2 miles
	1117583 - Green Dragon Public House	Grade II	0.2 miles
	1136053 - Smythes Almshouses	Grade II	0.2 miles
	1117586 - Ray Lodge	Grade II	0.3 miles
	1117582 - Gardeners Arms Public House	Grade II	0.3 miles
	1117619 - Maidenhead Bridge	Grade I	0.3 miles
	1117625 - Footbridge 50 Metres South Of Oldfield To Guards Club Island	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:0.14	☐	☐	☒	☐	☐
2	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.25	☐	☒	☐	☐	☐
3	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:0.61	☐	☐	☒	☐	☐
4	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.75	☐	☒	☐	☐	☐
5	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.75	☐	☒	☐	☐	☐
6	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.84	☐	☐	☒	☐	☐
7	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.88	☐	☐	☒	☐	☐
8	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.92	☐	☒	☐	☐	☐

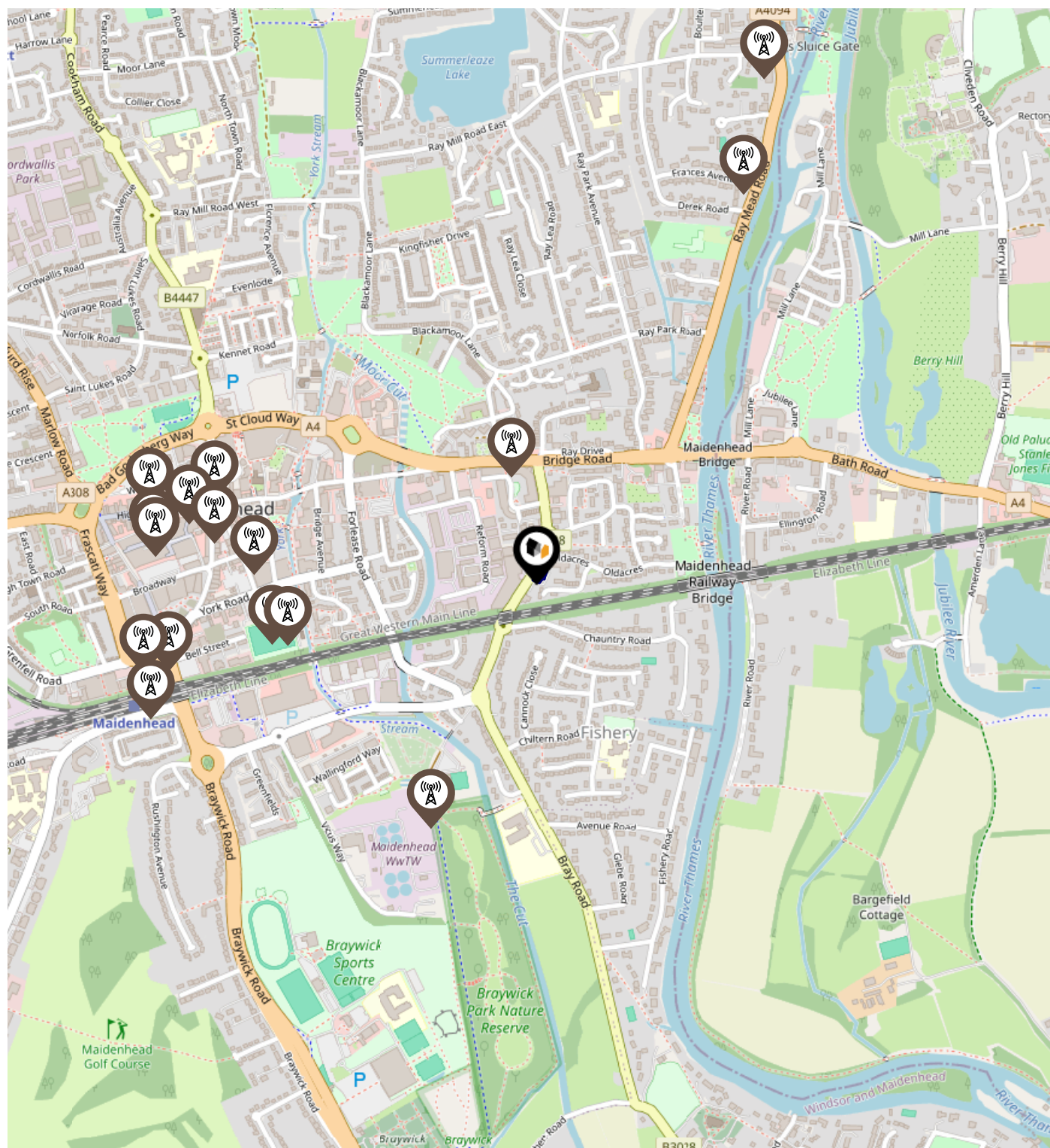
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:0.97	☐	☒	☐	☐	☐
10	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:1.03	☐	☐	☒	☐	☐
11	St Nicolas' Church of England Combined School Ofsted Rating: Good Pupils: 216 Distance:1.1	☐	☒	☐	☐	☐
12	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:1.11	☐	☒	☐	☐	☐
13	Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:1.15	☒	☐	☐	☐	☐
14	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:1.19	☐	☒	☐	☐	☐
15	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:1.34	☐	☒	☐	☐	☐
16	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:1.51	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

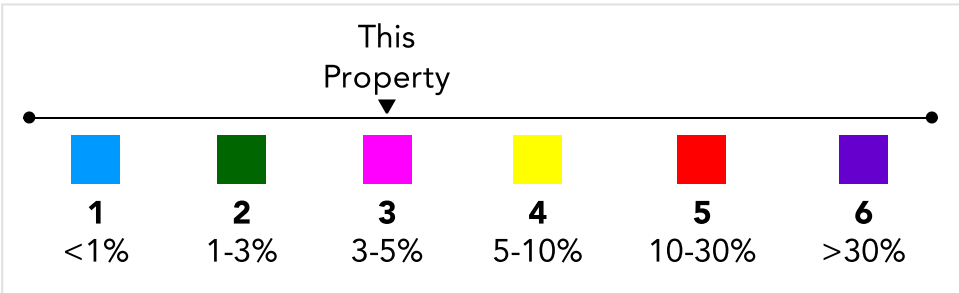
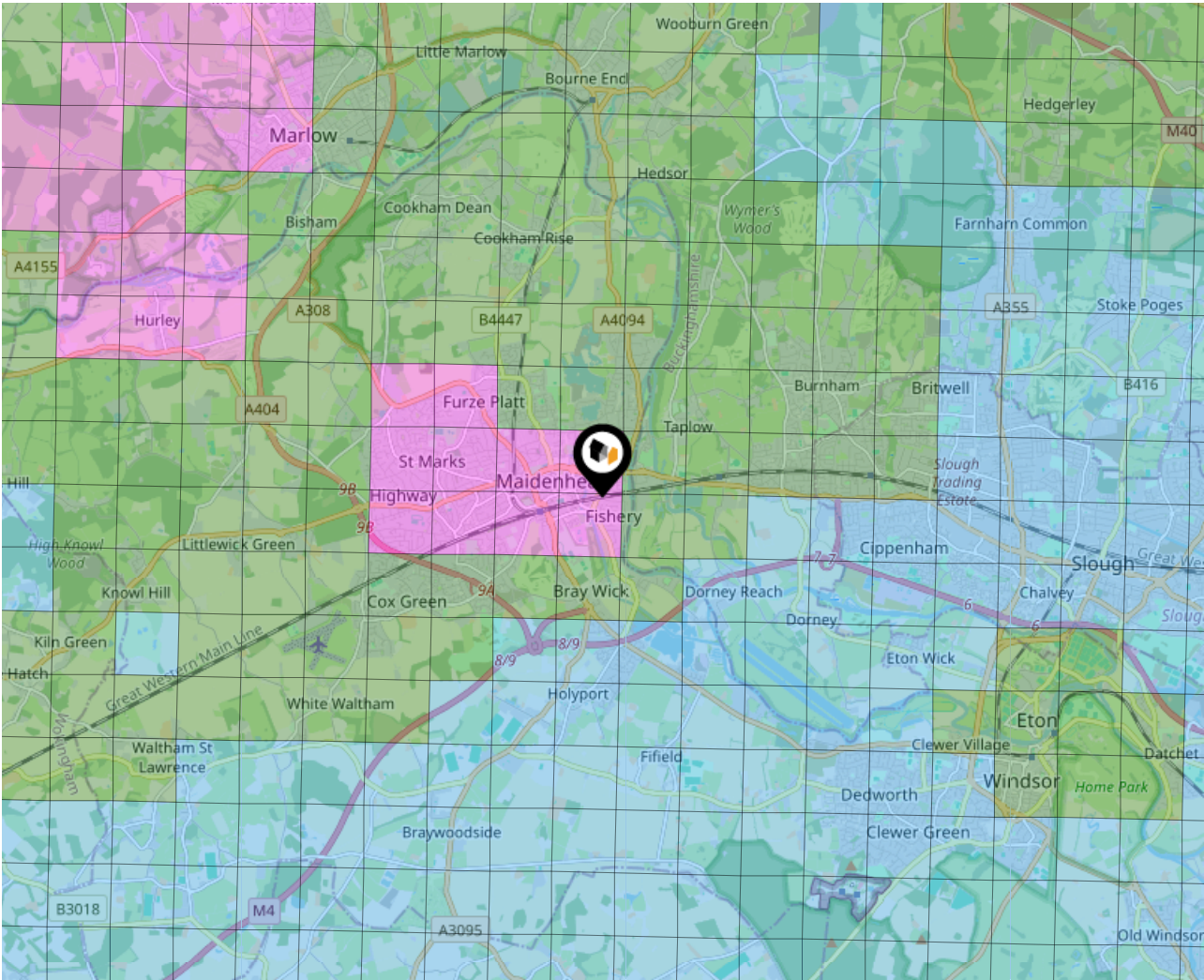
Environment

Radon Gas



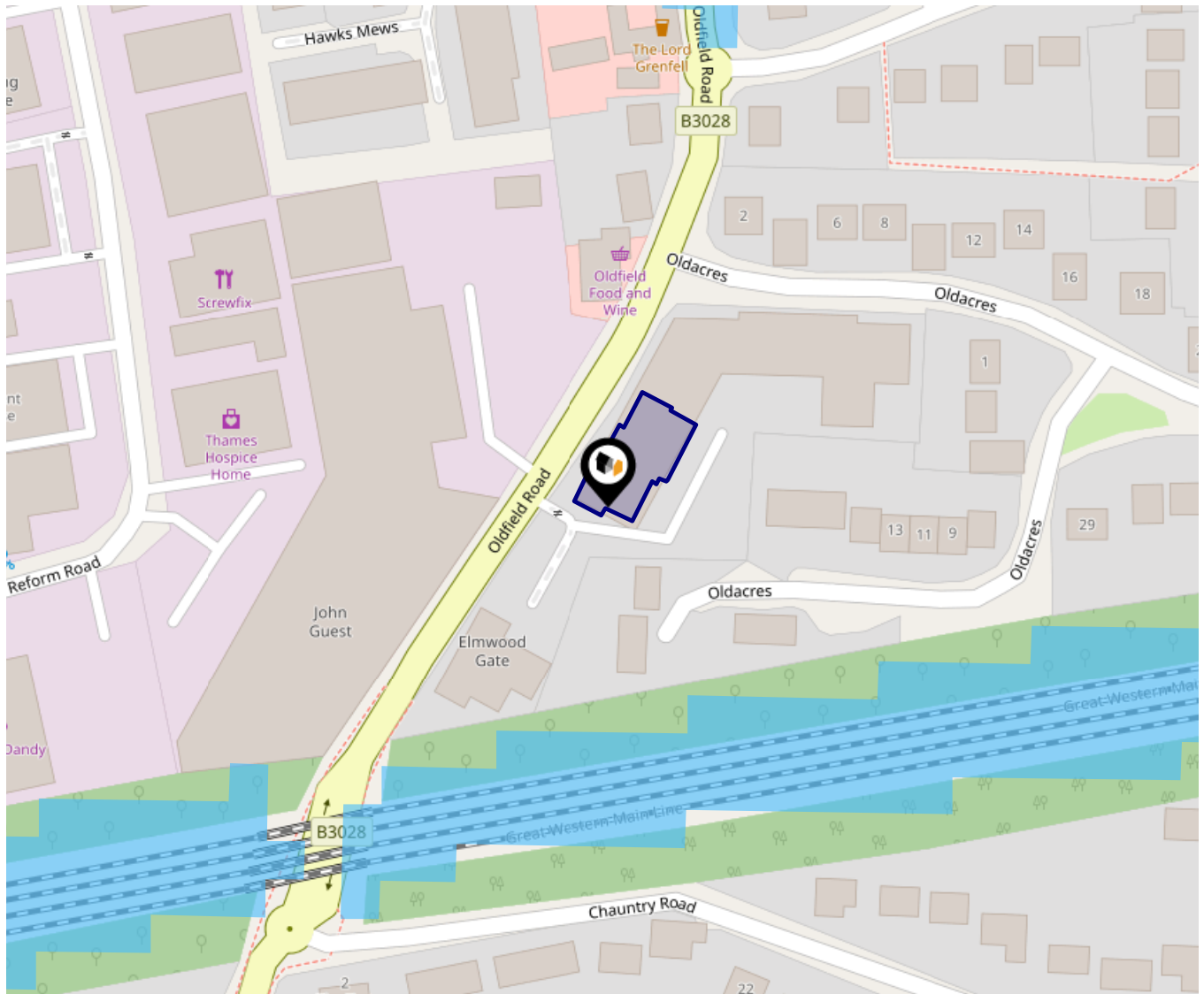
What is Radon?

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



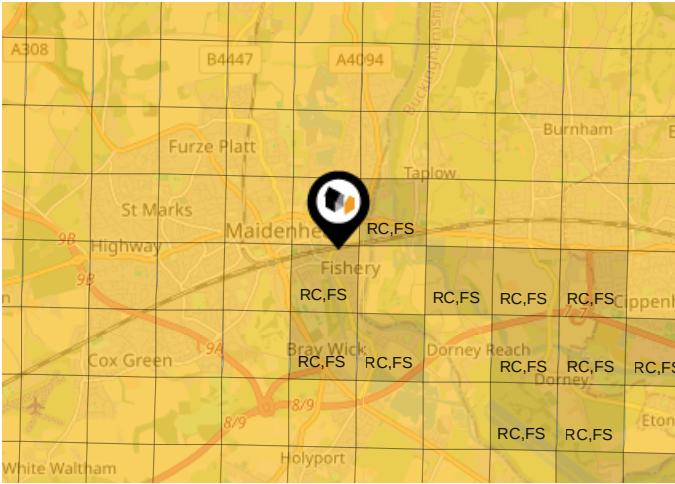
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

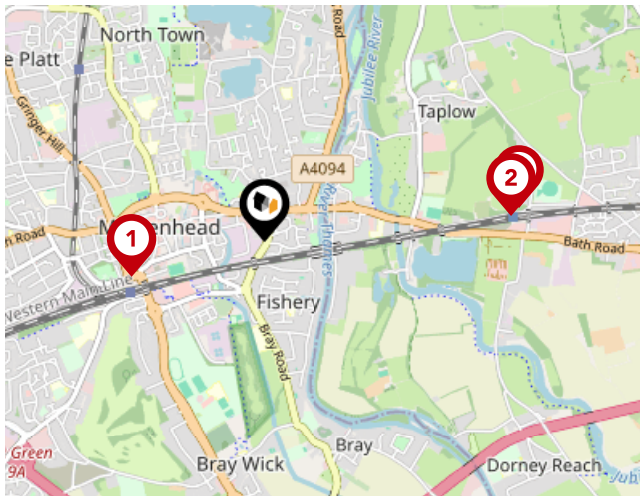


Primary Classifications (Most Common Clay Types)

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

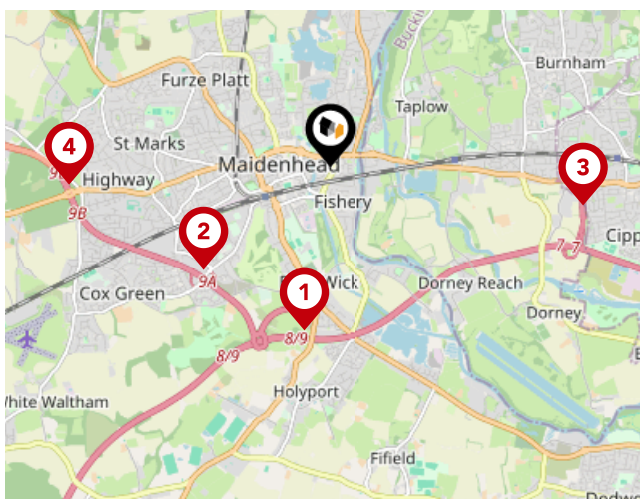
Area

Transport (National)



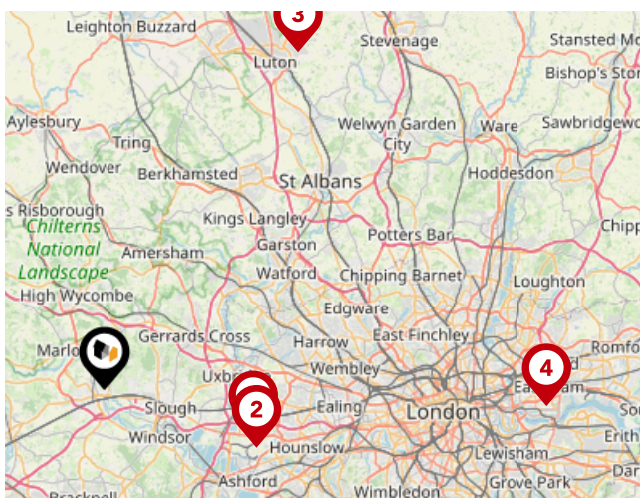
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.63 miles
2	Taplow Rail Station	1.14 miles
3	Taplow Rail Station	1.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	1.53 miles
2	A404(M) J9A	1.52 miles
3	M4 J7	2.35 miles
4	A404(M) J9	2.42 miles
5	M40 J3	5.73 miles

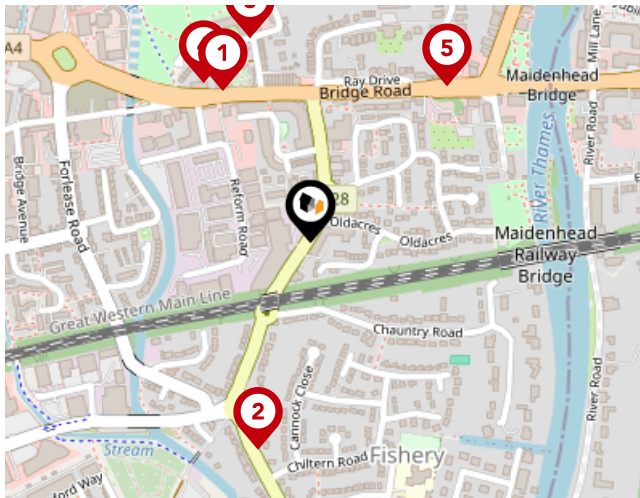


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.47 miles
2	Heathrow Airport Terminal 4	12 miles
3	Luton Airport	28.57 miles
4	Silvertown	32.68 miles

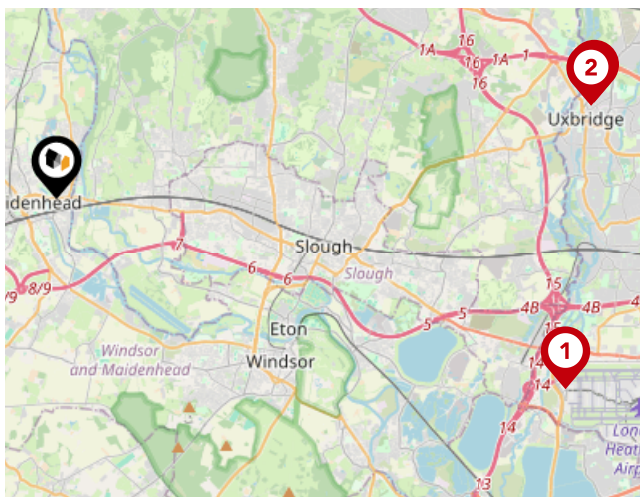
Area

Transport (Local)



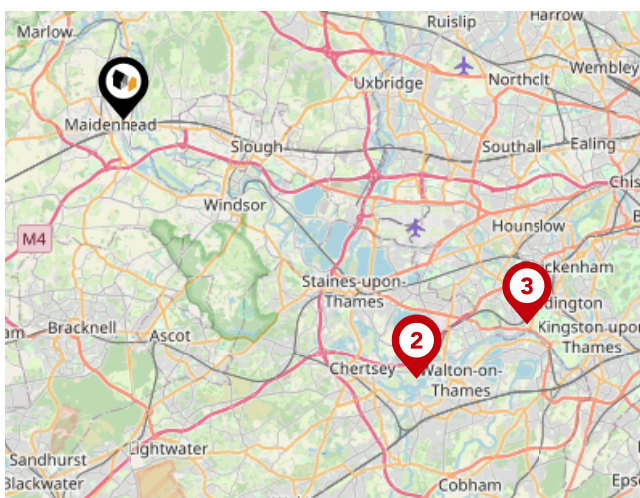
Bus Stops/Stations

Pin	Name	Distance
1	Waldeck Road	0.2 miles
2	Chiltern Road	0.24 miles
3	Ray Street	0.25 miles
4	Waldeck Road	0.22 miles
5	Maidenhead Bridge	0.24 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.03 miles
2	Uxbridge Station	10.01 miles
3	Uxbridge Underground Station	10.07 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.46 miles
2	Weybridge Ferry Landing	14.52 miles
3	Moulsey - Hurst Park Ferry Landing	16.7 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

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.

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

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

