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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



**APARTMENT 30, WATERSIDE COURT, THE COLONNADE,
MAIDENHEAD, SL6 1DL**

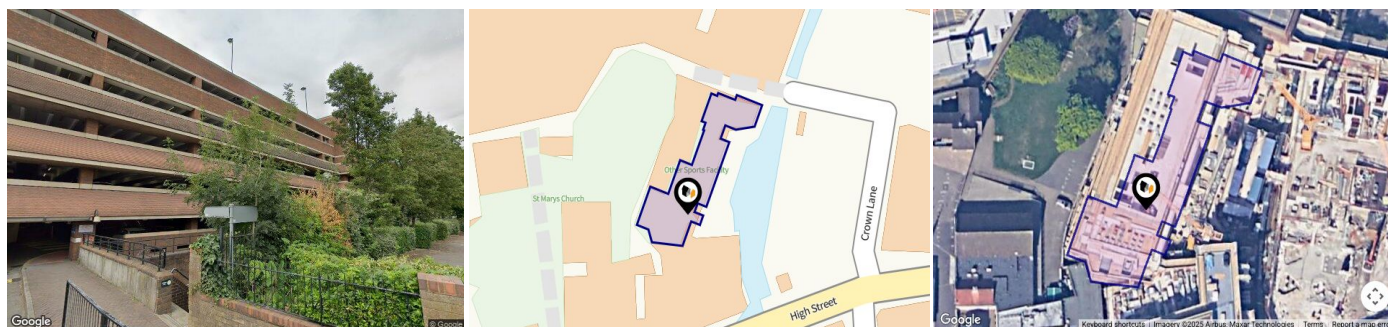
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/10/2022
Floor Area:	710 ft ² / 66 m ²	End Date:	01/07/2270
Plot Area:	0.24 acres	Lease Term:	250 years from 1 July 2020
Year Built :	2021	Term Remaining:	244 years
Council Tax :	Band C		
Annual Estimate:	£1,621		
Title Number:	BK524309		
UPRN:	10012336536		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	150 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



Freehold Title Plan



BK125817

Leasehold Title Plan



BK524309

Start Date: 06/10/2022
End Date: 01/07/2270
Lease Term: 250 years from 1 July 2020
Term Remaining: 244 years

Property EPC - Certificate



Apartment 30, Waterside Court, The Colonnade, SL6
1DL

Energy rating

B

Valid until 15.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

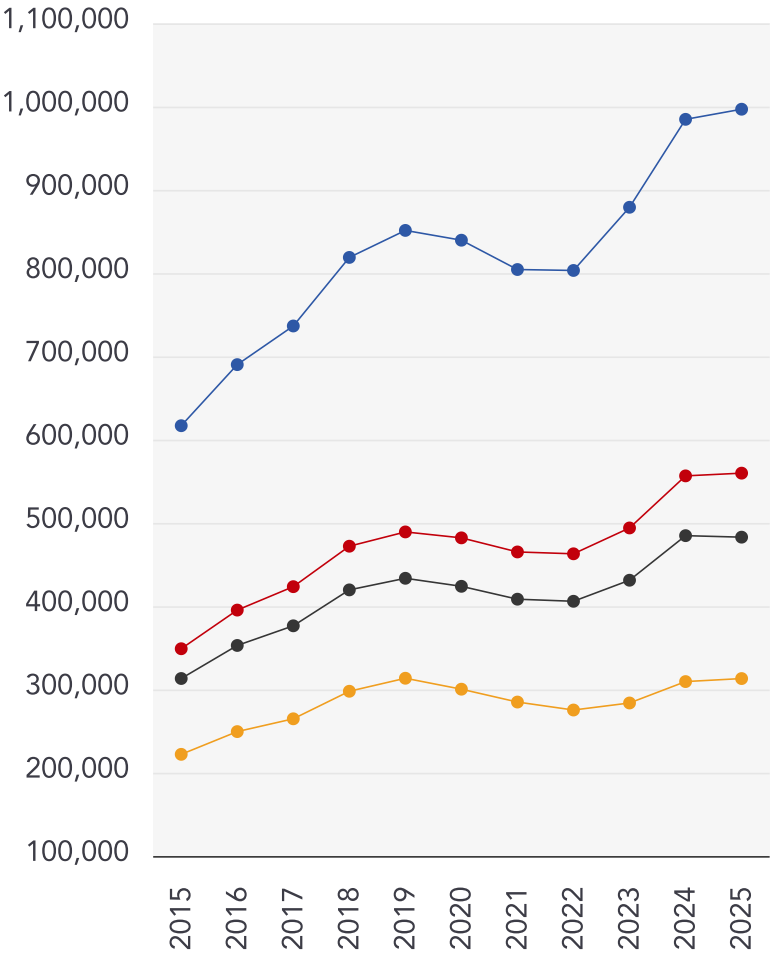
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	66 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.

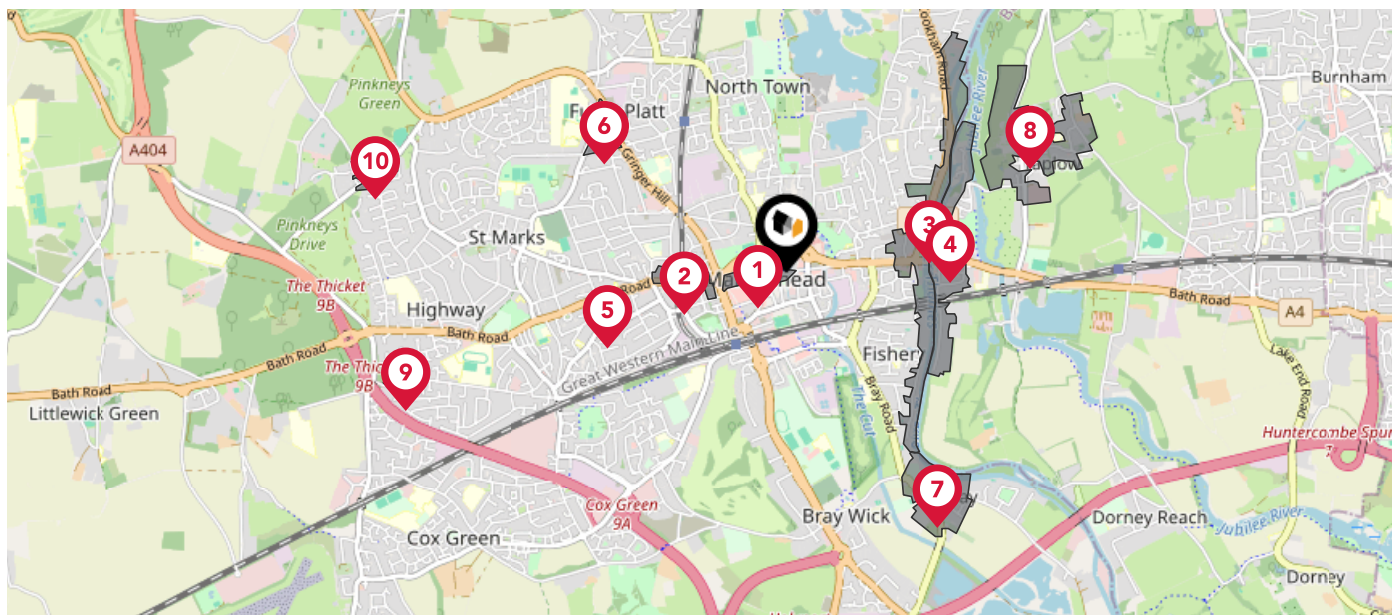
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Maidenhead Town Centre



Castle Hill, Maidenhead



Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)



Taplow Riverside



All Saints, Boyn Hill, Maidenhead



Furze Platt Triangel



Bray Village



Taplow



Altwood Roadm Maidenhead



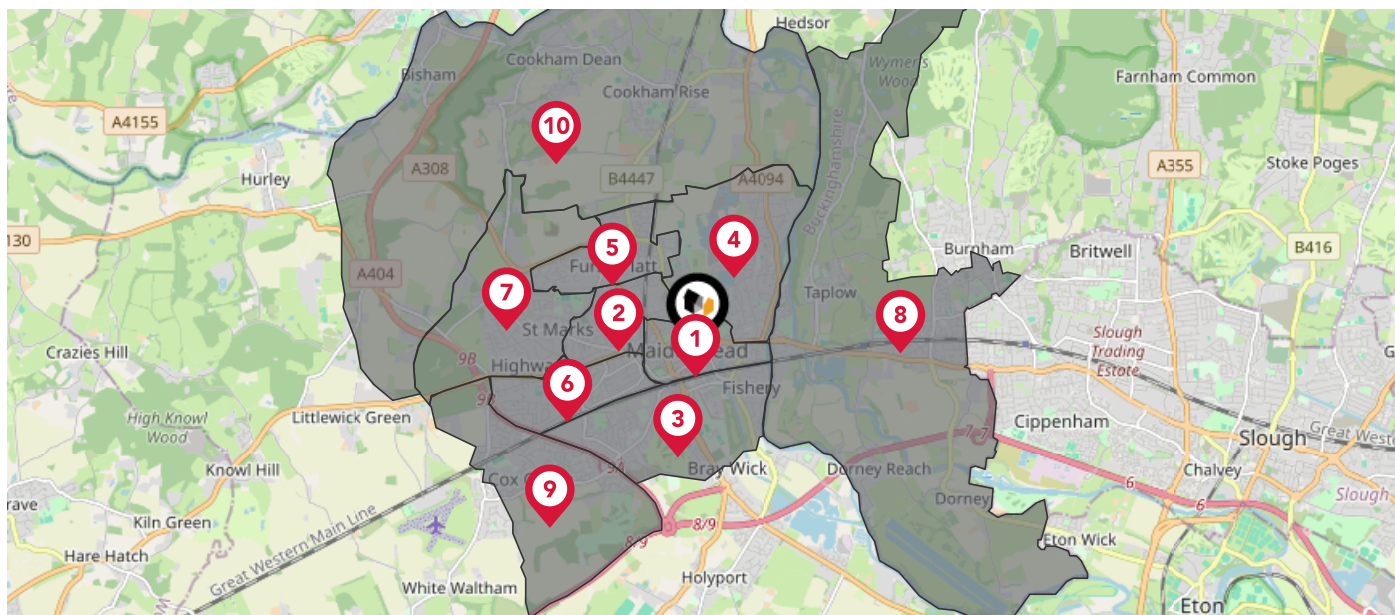
Pinkneys green

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



Belmont Ward



Oldfield Ward



Riverside Ward



Furze Platt Ward



Boyn Hill Ward



Pinkneys Green Ward



Cliveden Ward



Cox Green Ward



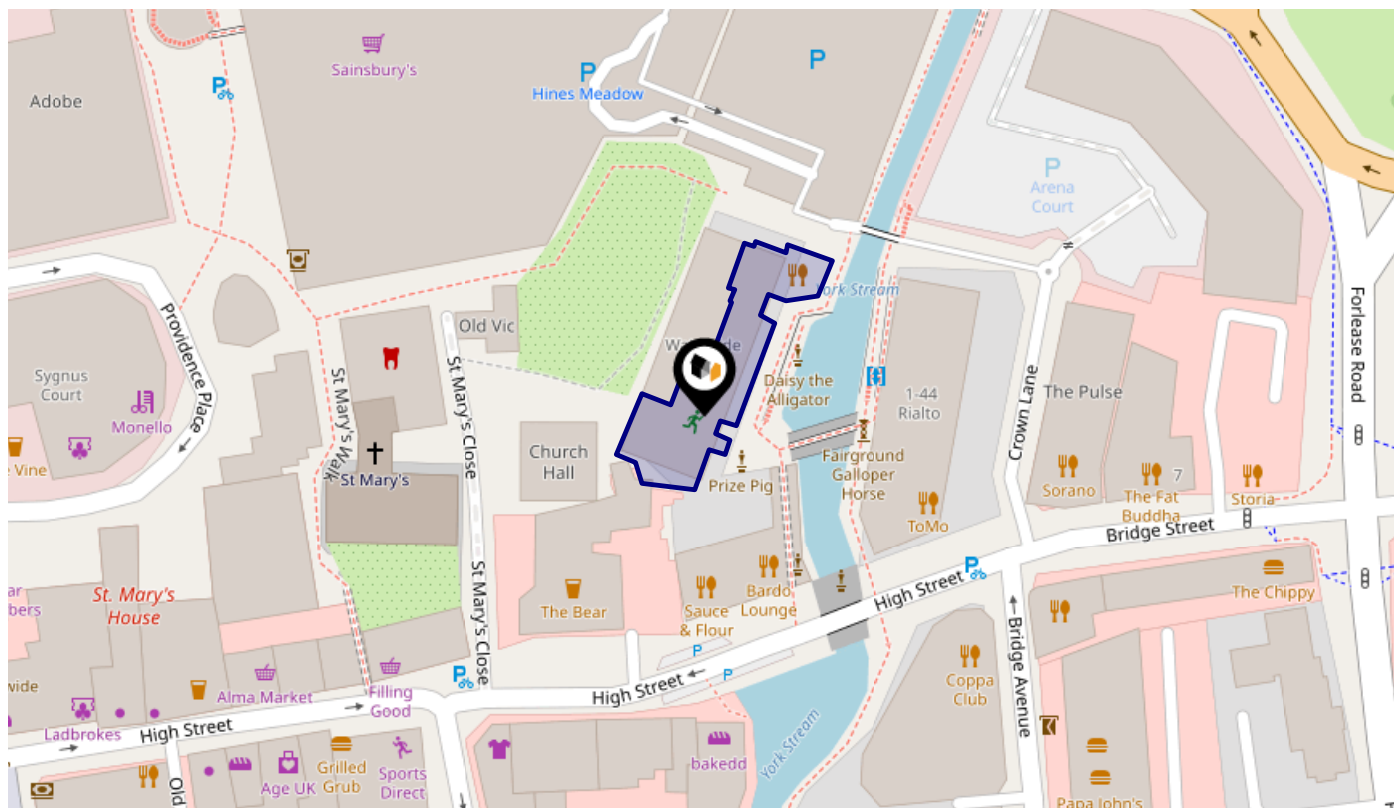
Bisham & Cookham Ward

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:

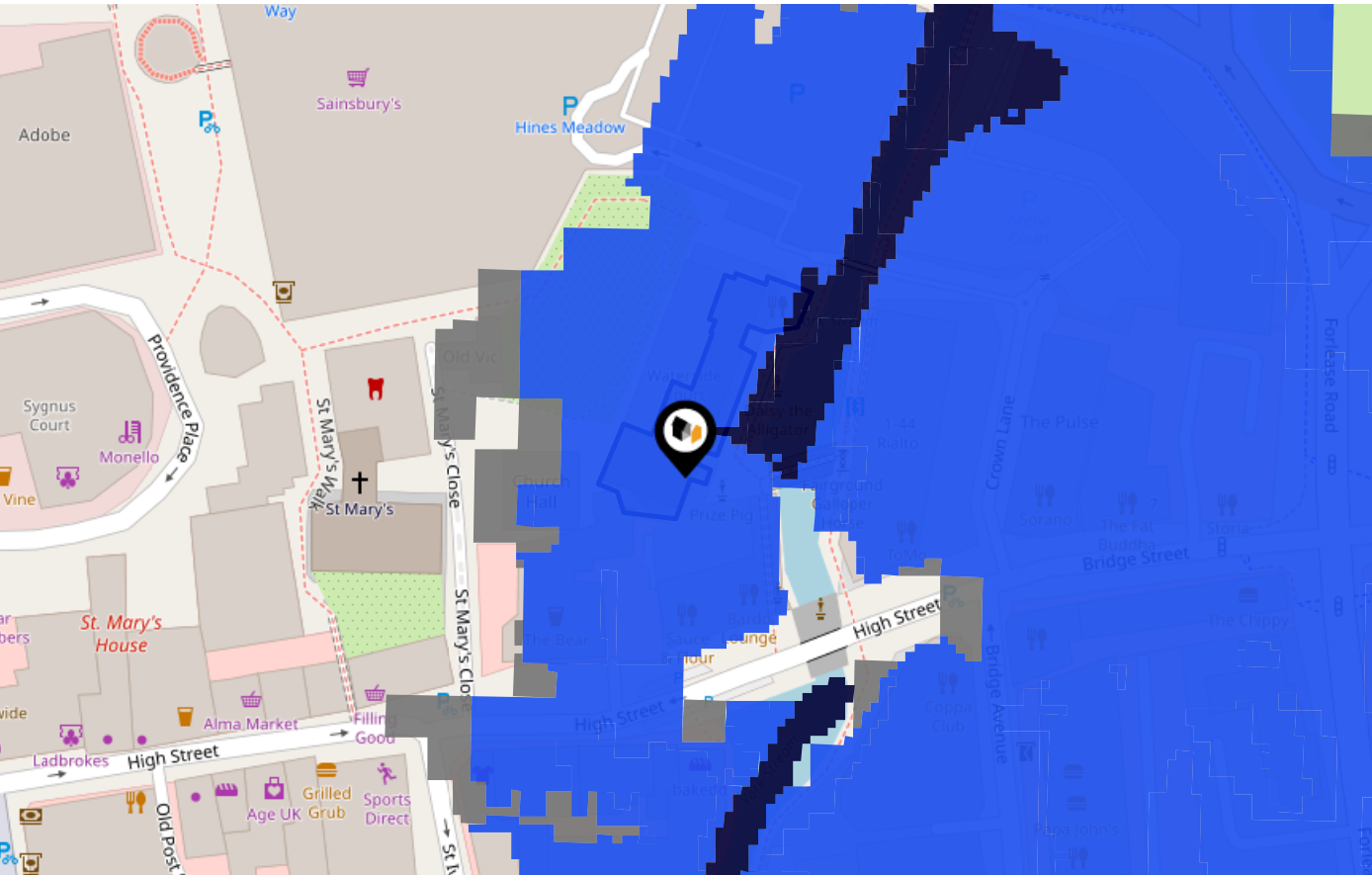
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

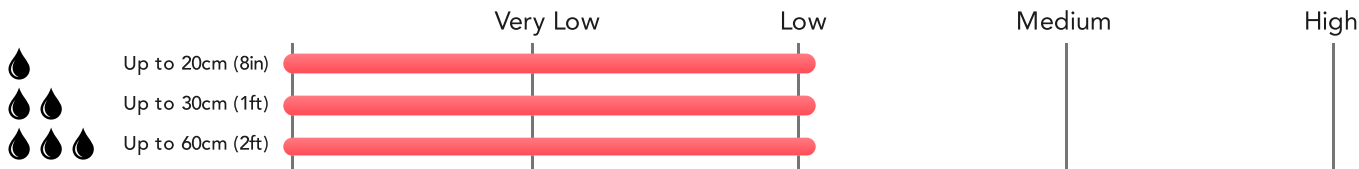


Risk Rating: Low

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:

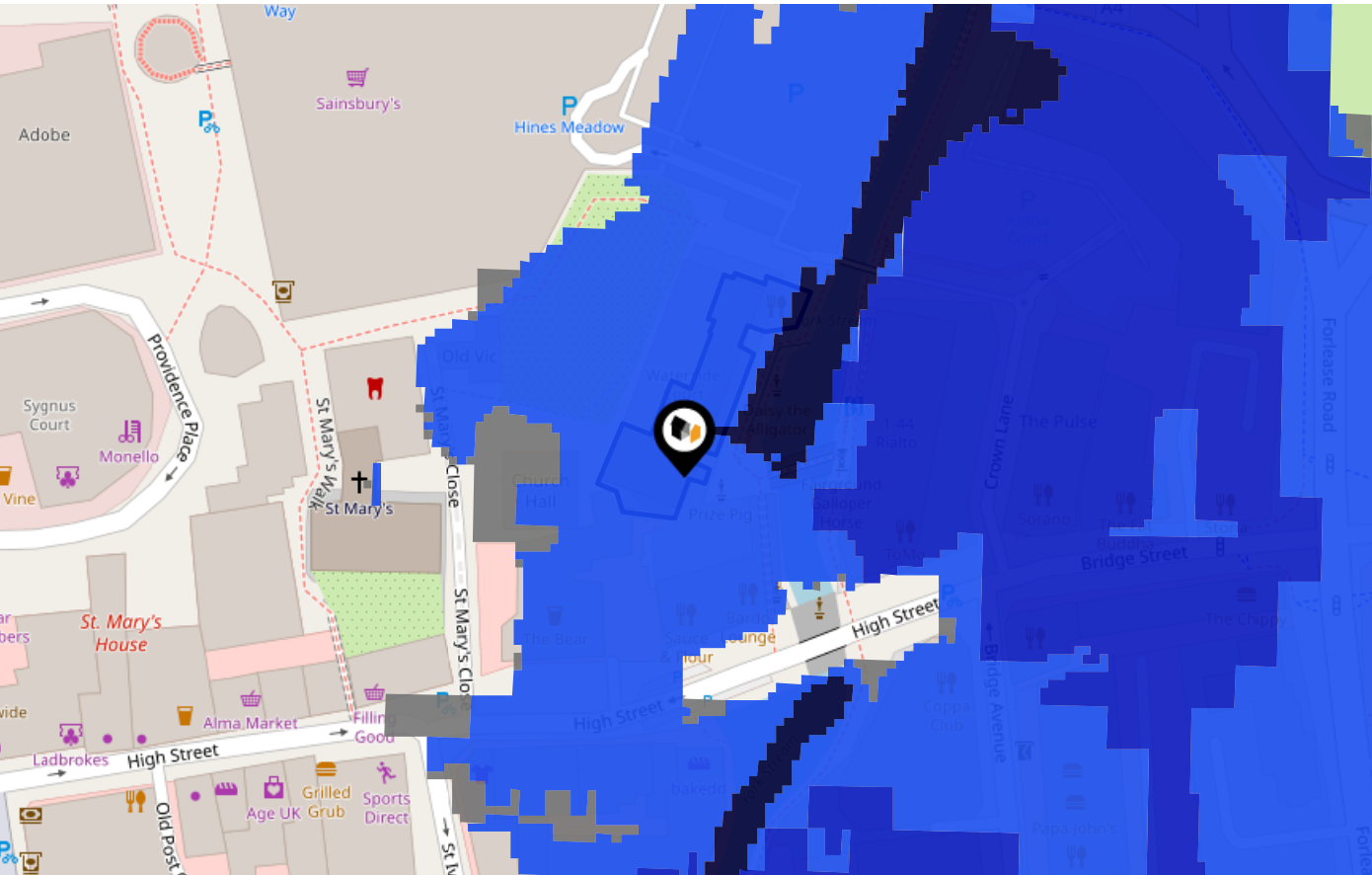


Flood Risk

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.

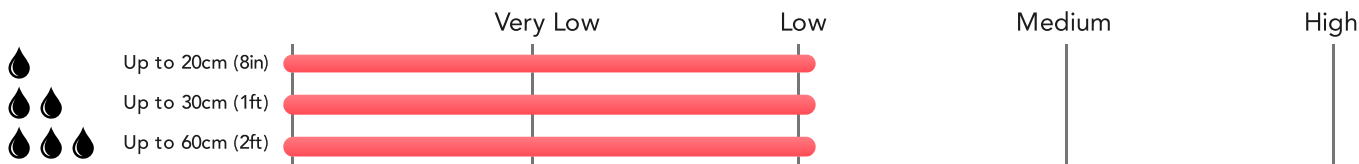


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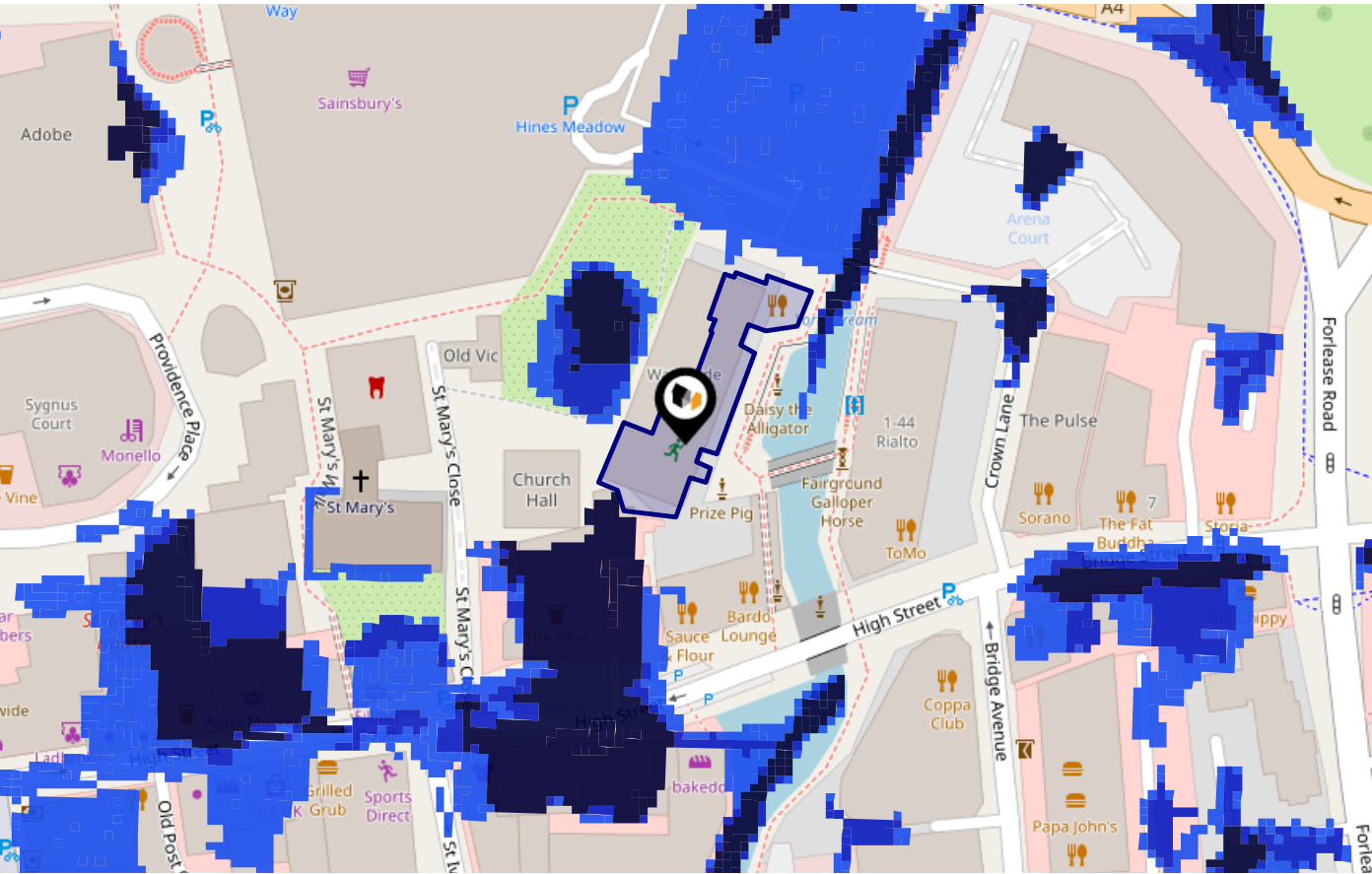


Flood Risk

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.

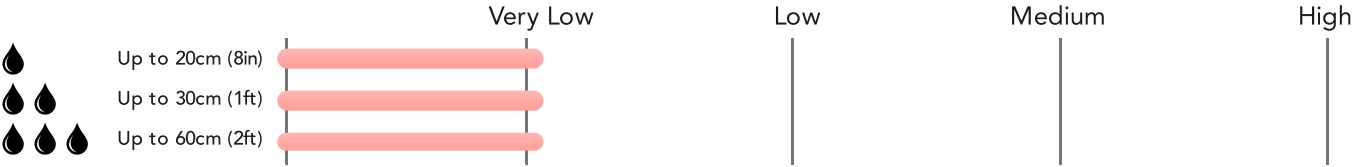


Risk Rating: Very low

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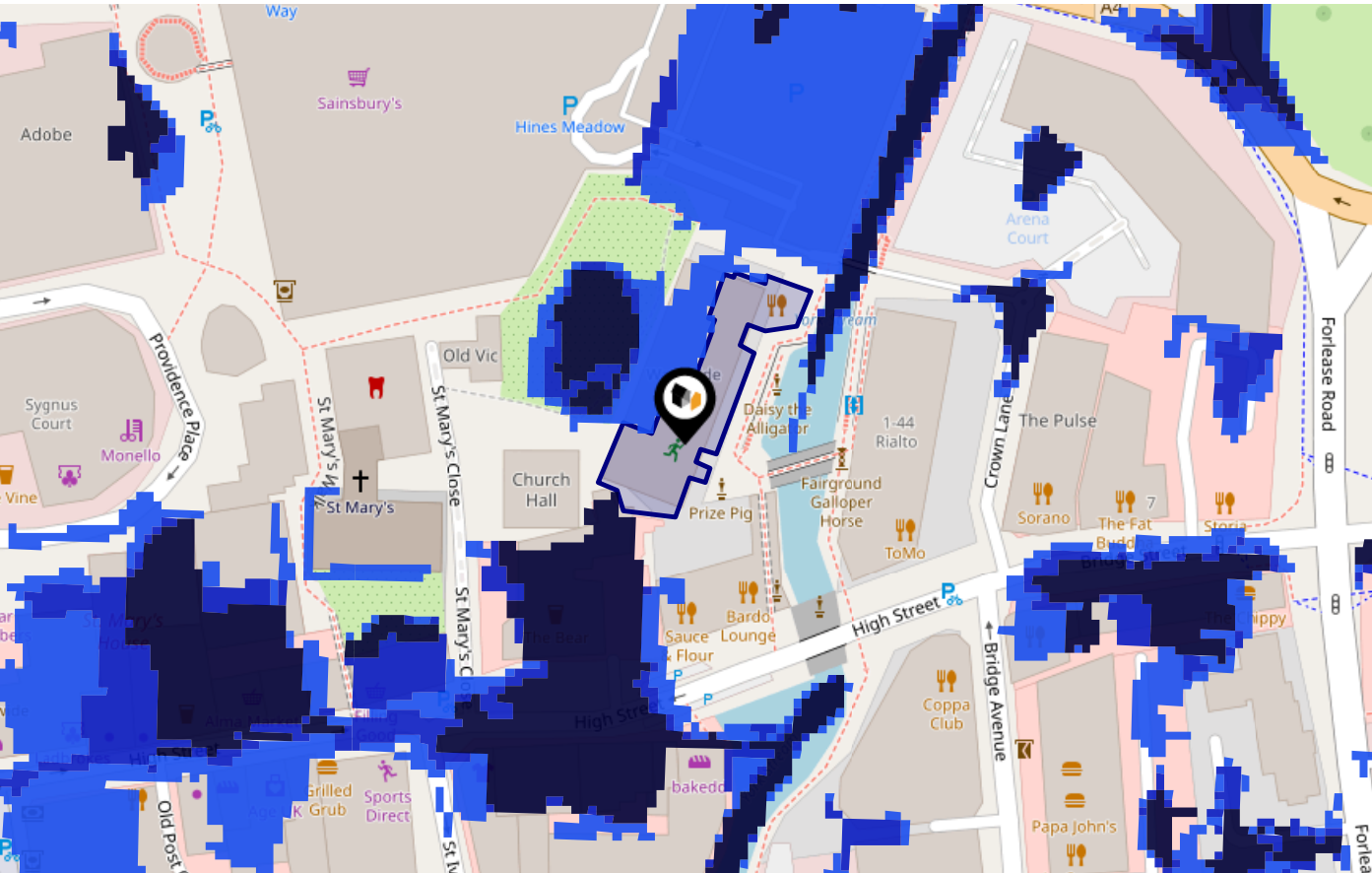


Flood Risk

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.

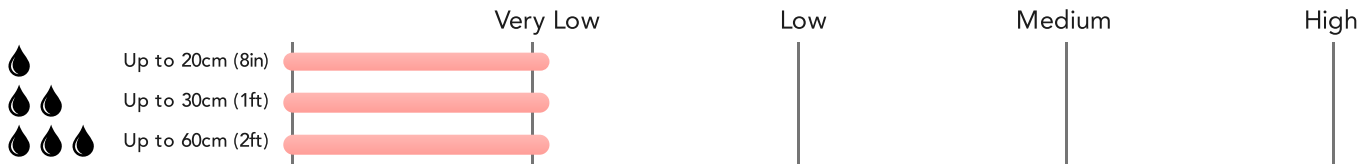


Risk Rating: Very low

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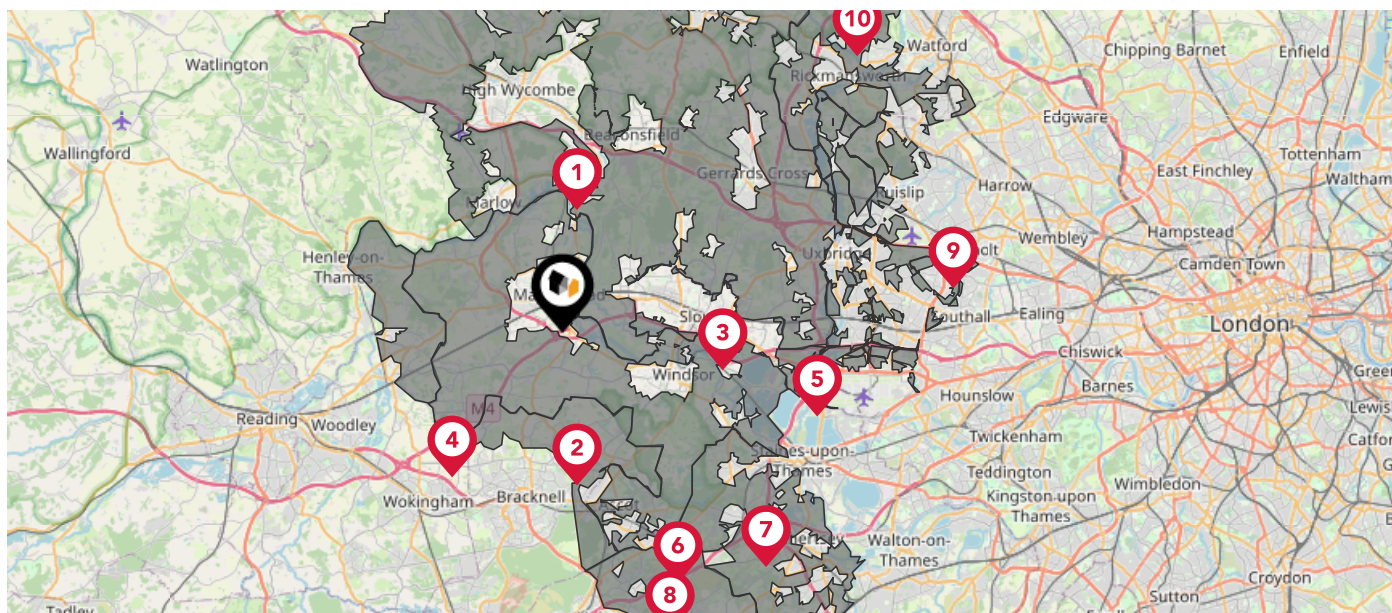


Maps

Green Belt



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



Nearby Green Belt Land

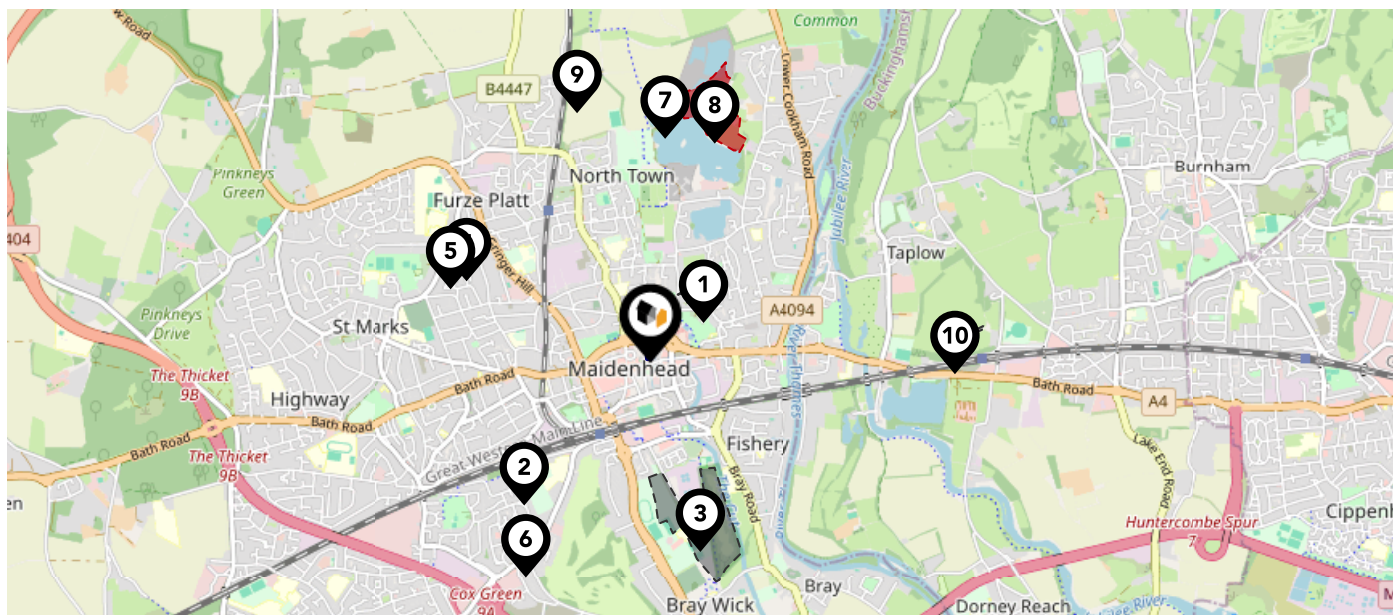
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Slough
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

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

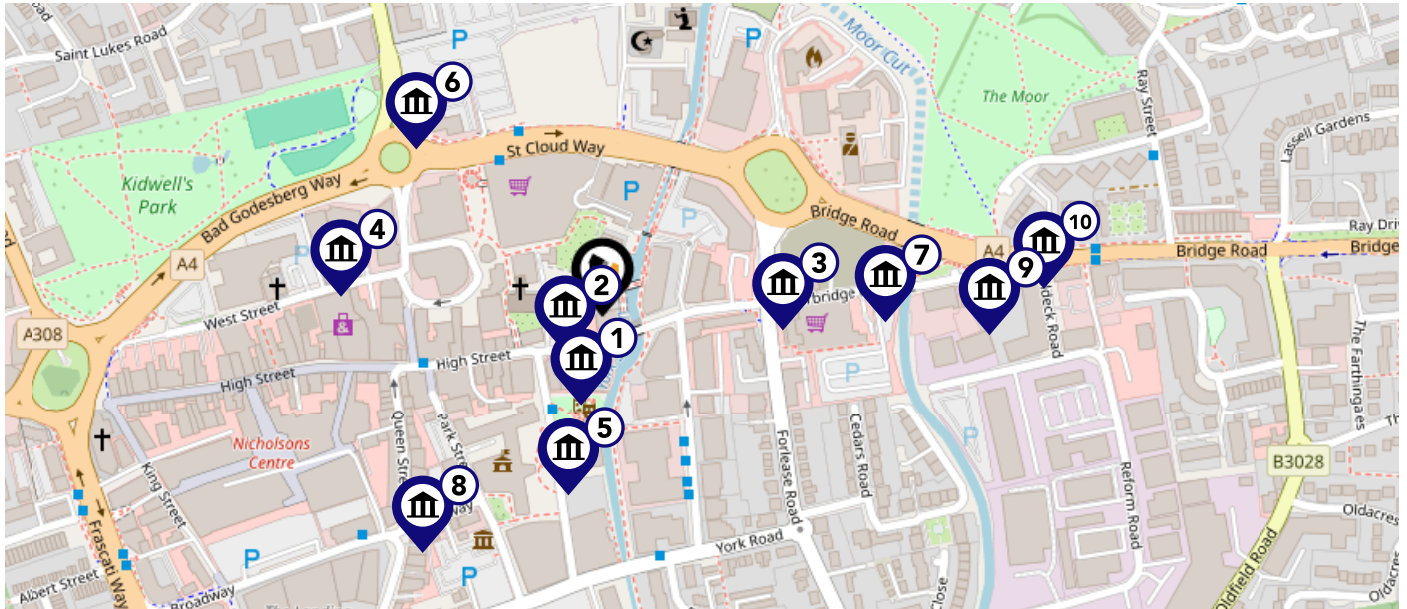
1	Badnalls Pit-Maidenhead	Historic Landfill	☐
2	Ludlow Road-Maidenhead	Historic Landfill	☐
3	Braywick Road-Maidenhead	Historic Landfill	☐
4	Linden Avenue-Maidenhead	Historic Landfill	☐
5	Langton Close-Maidenhead	Historic Landfill	☐
6	Curls Lane-Cox Green	Historic Landfill	☐
7	EA/EPR/FP3690EF/A001	Active Landfill	☒
8	EA/EPR/AP3493EK/V004 - Summerlease Ltd	Active Landfill	☒
9	Spencers Farm-North Town	Historic Landfill	☐
10	Taplow Station-Iver, Buckinghamshire	Historic Landfill	☐

Maps

Listed Buildings

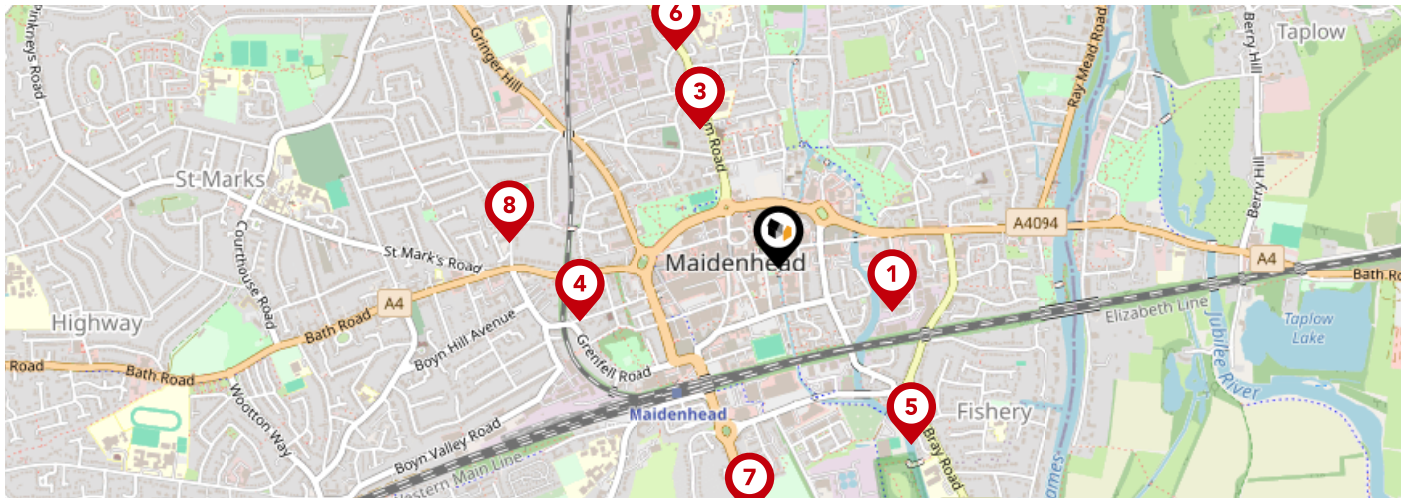


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



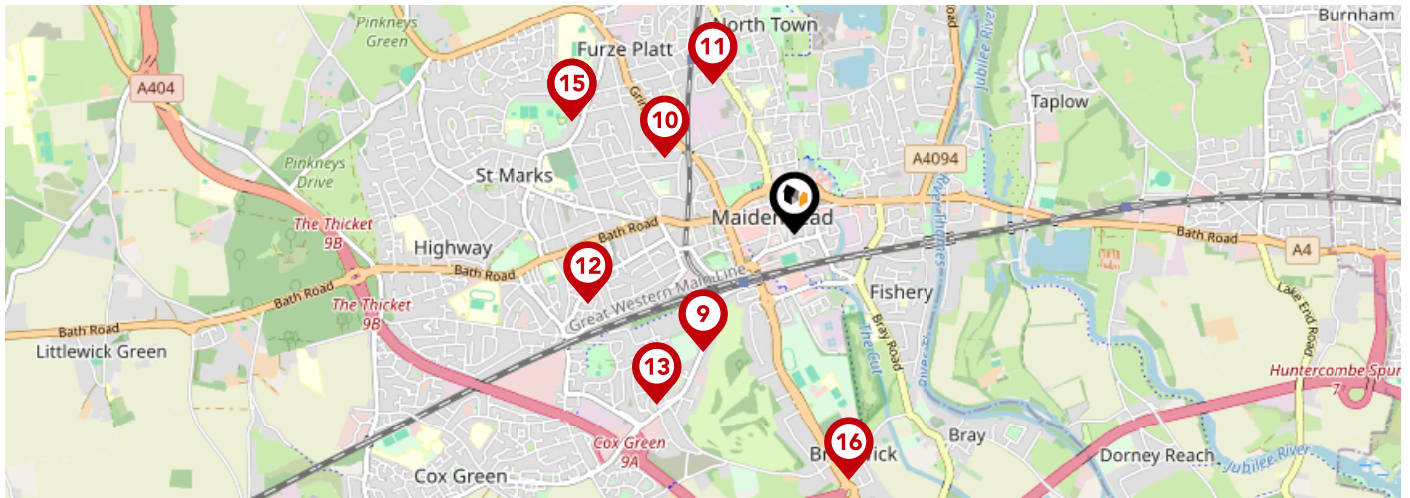
Listed Buildings in the local district	Grade	Distance
 1117626 - Wilton Mead And Company Estate Agents	Grade II	0.0 miles
 1312933 - Bear Hotel	Grade II	0.0 miles
 1117582 - Gardeners Arms Public House	Grade II	0.1 miles
 1117592 - United Reform Church	Grade II	0.1 miles
 1350357 - Maidenhead Library And Surrounding Raised Pavement And Ramps And Steps And Fountain	Grade II	0.1 miles
 1319351 - The Wilderness	Grade II	0.1 miles
 1319372 - Milestone Adjacent To Western End Of Road Bridge Parapet	Grade II	0.2 miles
 1319349 - 25 And 27, Broadway	Grade II	0.2 miles
 1117583 - Green Dragon Public House	Grade II	0.2 miles
 1319348 - Brick Wall To Smythes Almhouses Numbers 79 To 85	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:0.28	☐	☐	☒	☐	☐
2	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.37	☐	☒	☐	☐	☐
3	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.37	☐	☒	☐	☐	☐
4	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.47	☐	☐	☒	☐	☐
5	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.51	☐	☒	☐	☐	☐
6	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.55	☐	☒	☐	☐	☐
7	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:0.57	☐	☐	☒	☐	☐
8	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:0.63	☐	☐	☒	☐	☐

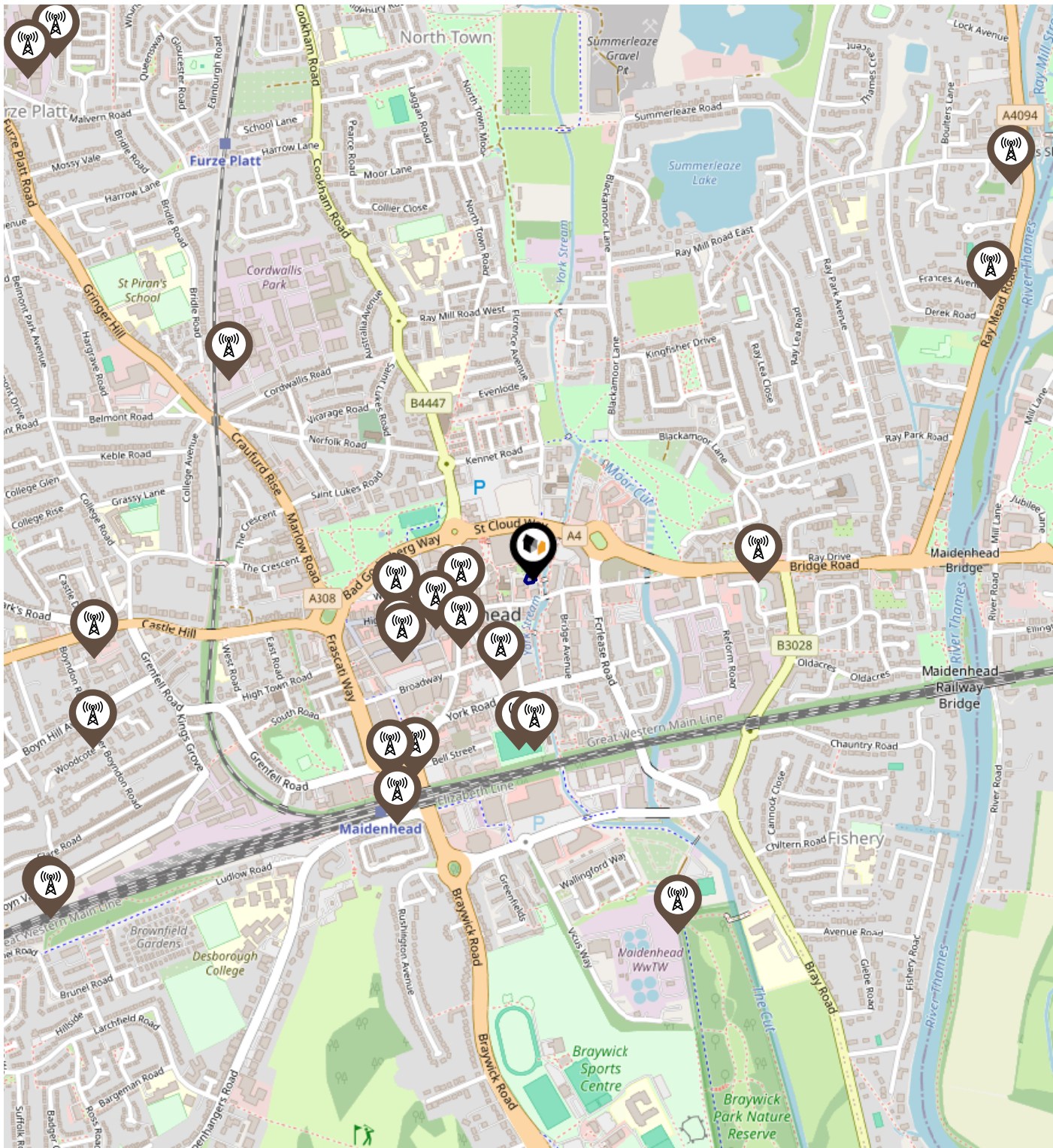
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.68	☐	☐	☒	☐	☐
10	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:0.69	☐	☒	☐	☐	☐
11	Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:0.79	☒	☐	☐	☐	☐
12	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:1	☐	☒	☐	☐	☐
13	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:1	☐	☒	☐	☐	☐
14	Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:1.15	☐	☒	☐	☐	☐
15	Furze Platt Infant School Ofsted Rating: Good Pupils: 270 Distance:1.15	☐	☒	☐	☐	☐
16	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:1.15	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

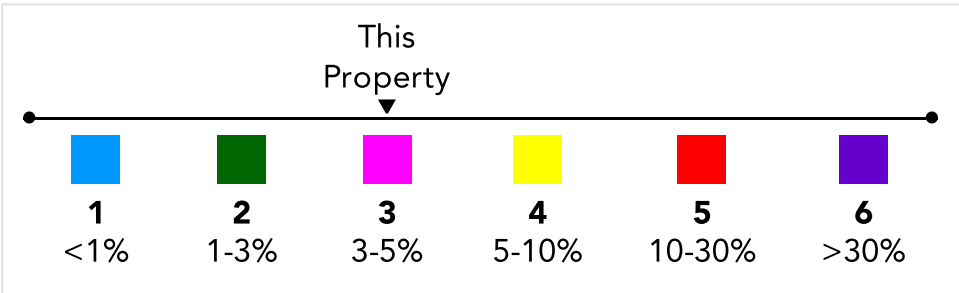
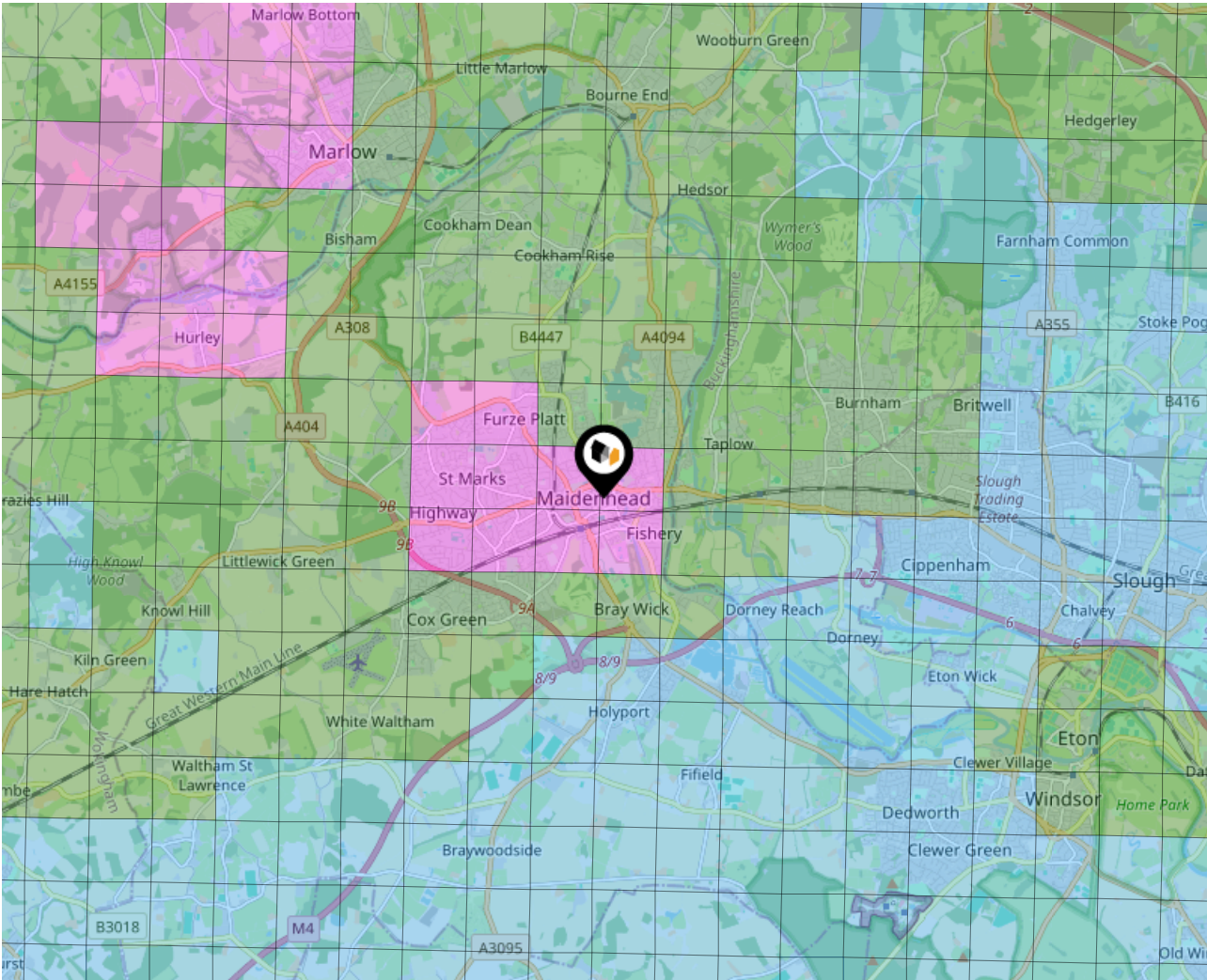
Environment

Radon Gas



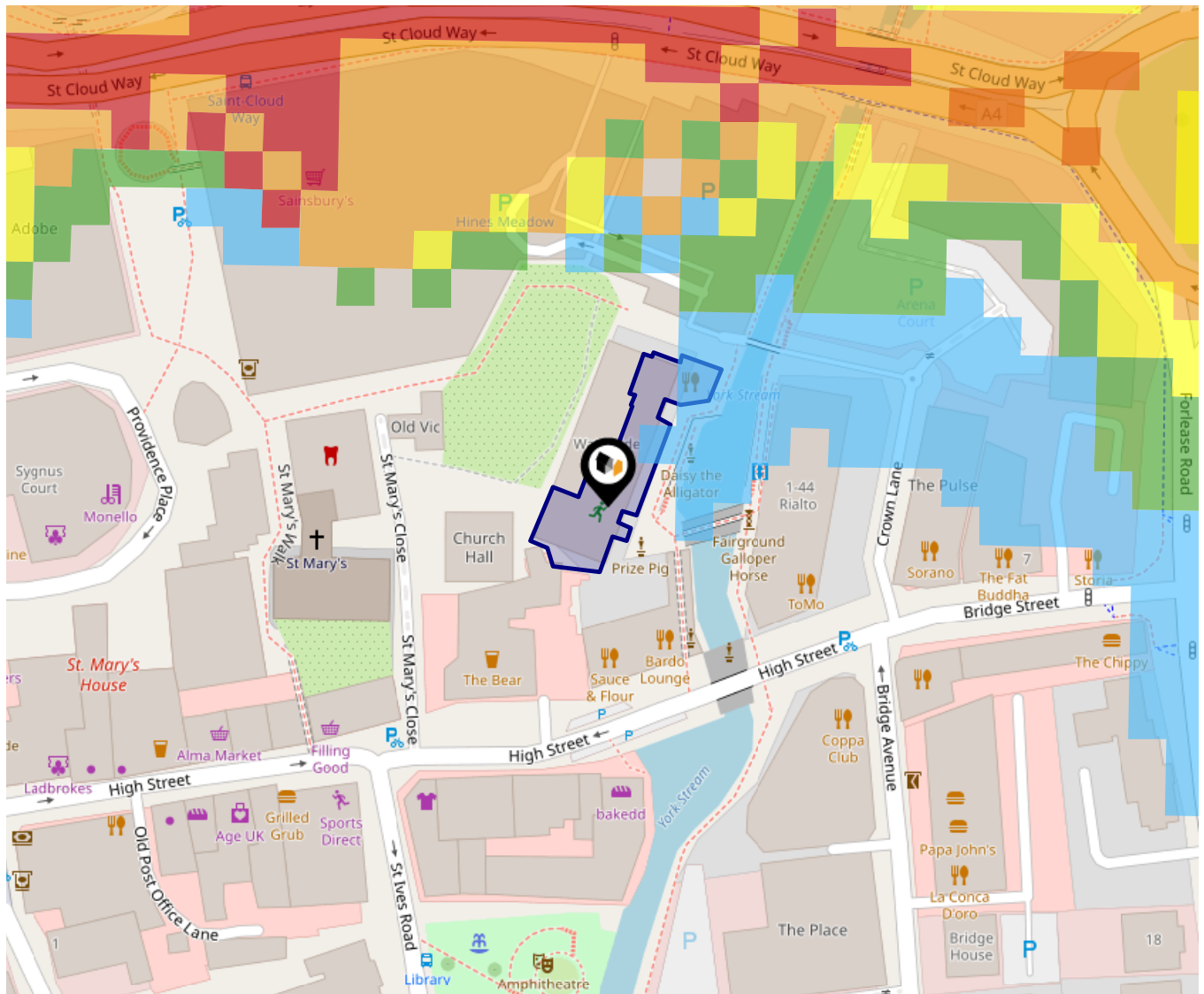
What is Radon?

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



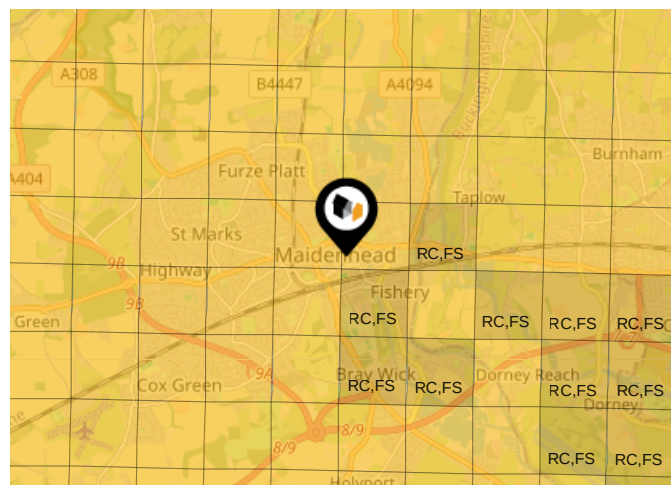
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

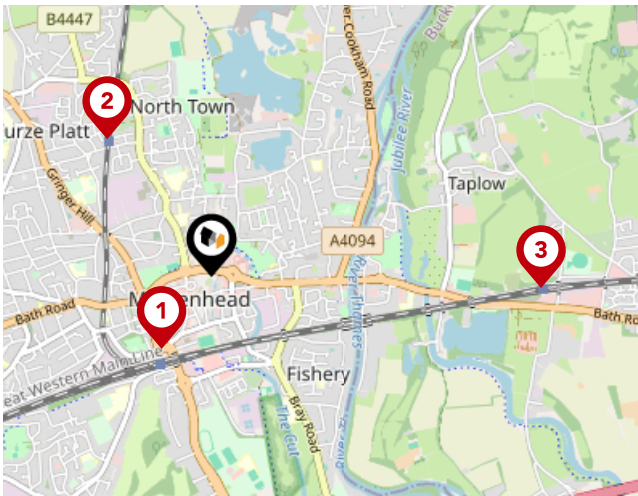


Primary Classifications (Most Common Clay Types)

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

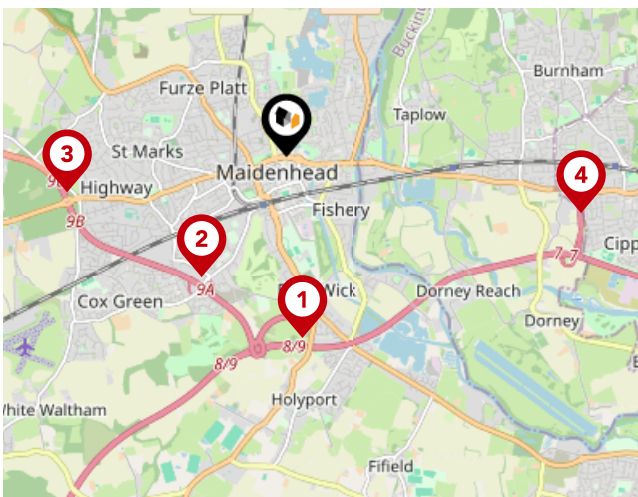
Area

Transport (National)



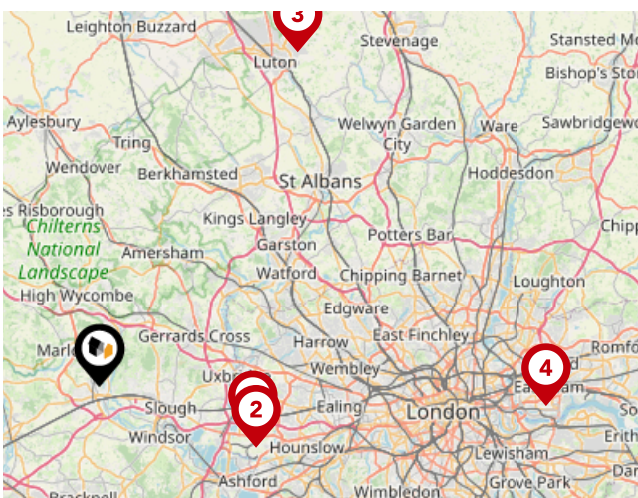
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.4 miles
2	Furze Platt Rail Station	0.8 miles
3	Taplow Rail Station	1.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	1.68 miles
2	A404(M) J9A	1.37 miles
3	A404(M) J9	2.05 miles
4	M4 J7	2.76 miles
5	M40 J3	5.62 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.89 miles
2	Heathrow Airport Terminal 4	12.42 miles
3	Luton Airport	28.62 miles
4	Silvertown	33.07 miles

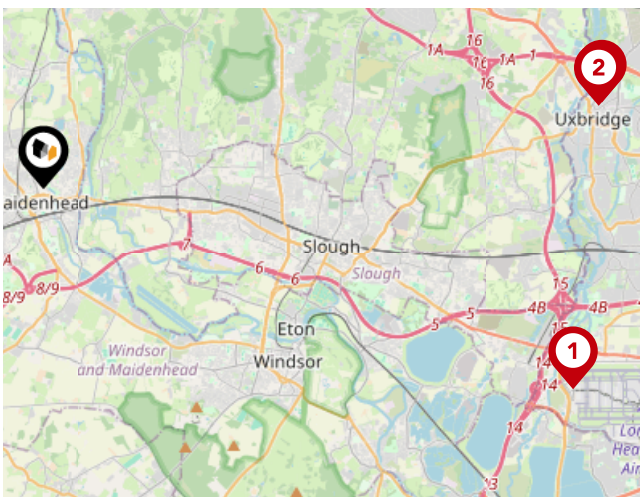
Area

Transport (Local)



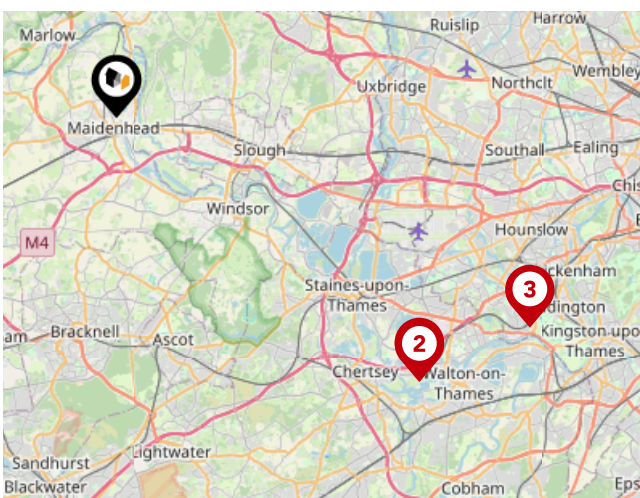
Bus Stops/Stations

Pin	Name	Distance
1	Library	0.08 miles
2	Saint-Cloud Way	0.1 miles
3	Bridge Avenue	0.11 miles
4	York Road East	0.16 miles
5	Market Street	0.12 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.45 miles
2	Uxbridge Station	10.37 miles
3	Uxbridge Underground Station	10.43 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.86 miles
2	Weybridge Ferry Landing	14.92 miles
3	Moulsey - Hurst Park Ferry Landing	17.12 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.



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