

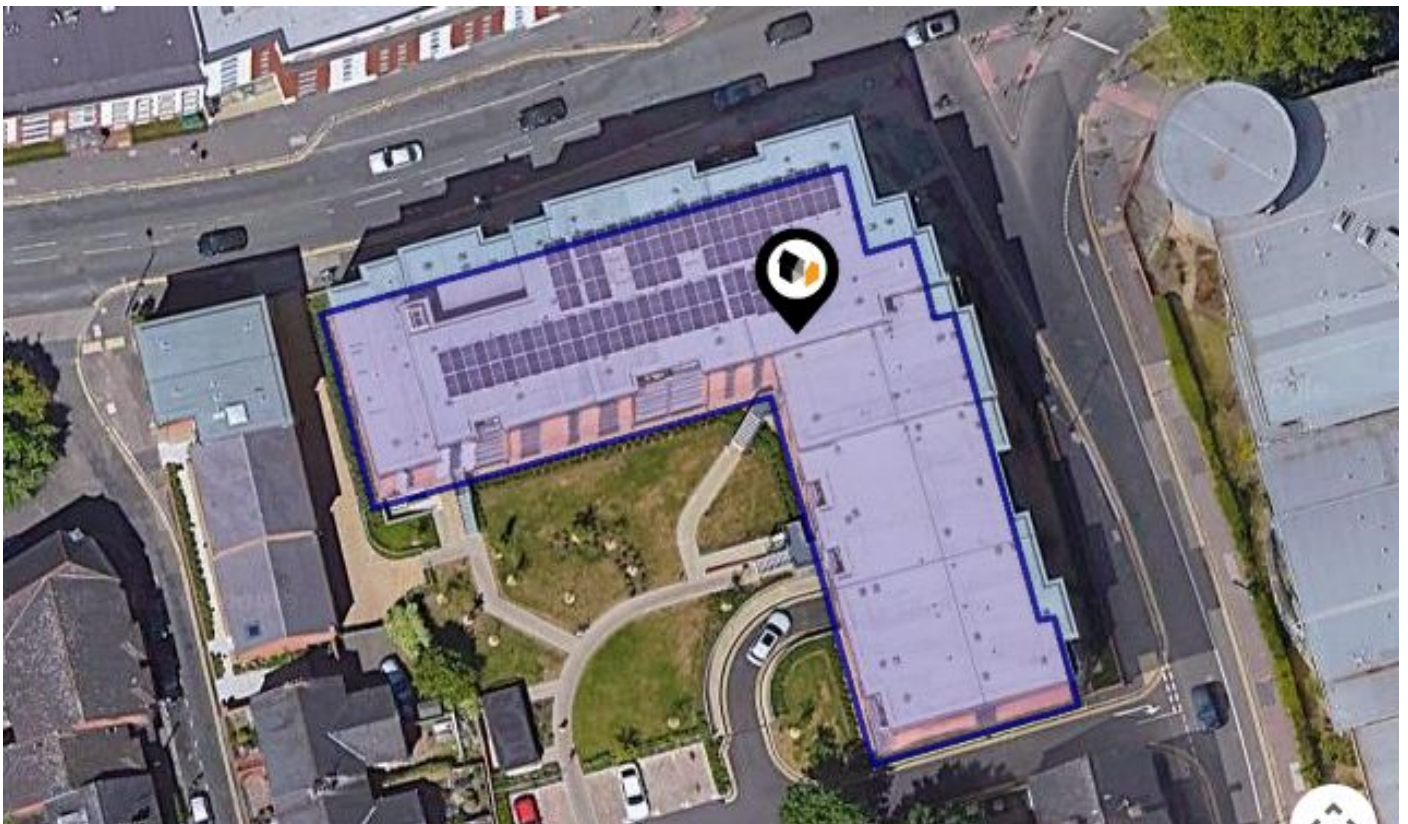


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 11th October 2025



2, SILVER STREET, READING, RG1

Avocado Property

07769 345086

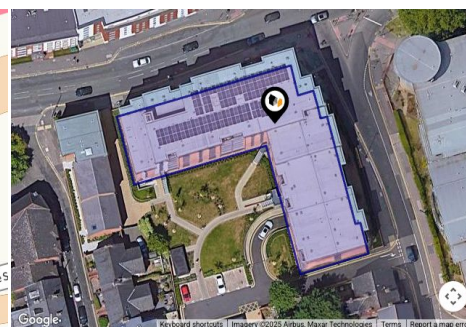
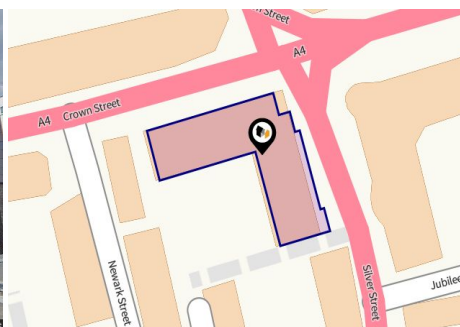
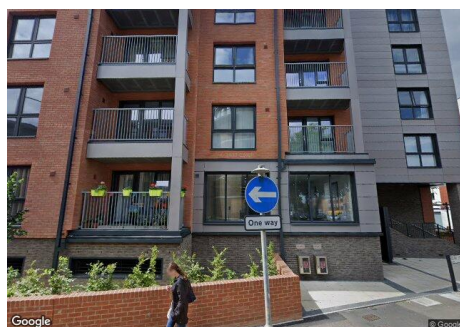
kiel@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.34 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,211
Title Number:	BK513552

Tenure:	Leasehold
Start	18/03/2021
Date:	
End Date:	31/03/2018
Lease	999 years from and including 1 April
Term:	2019 to and including 31 March 2018
Term	993 years
Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



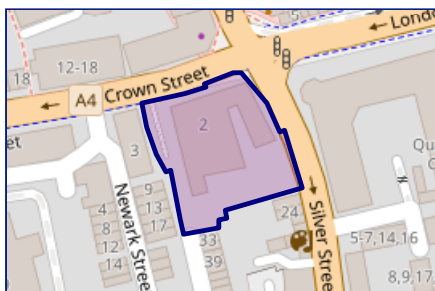
Satellite/Fibre TV Availability:



Property Multiple Title Plans

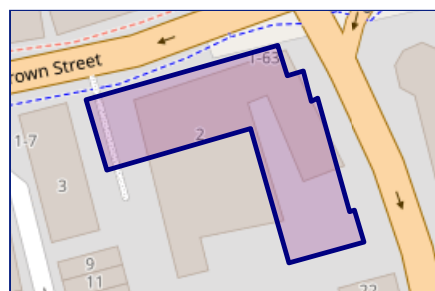


Freehold Title Plan



BK44115

Leasehold Title Plan



BK513552

Start Date:	18/03/2021
End Date:	31/03/3018
Lease Term:	999 years from and including 1 April 2019 to and including 31 March 3018
Term Remaining:	993 years

Property
EPC - Certificate



2 Silver Street, RG1

Energy rating

B

Valid until 12.11.2030

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

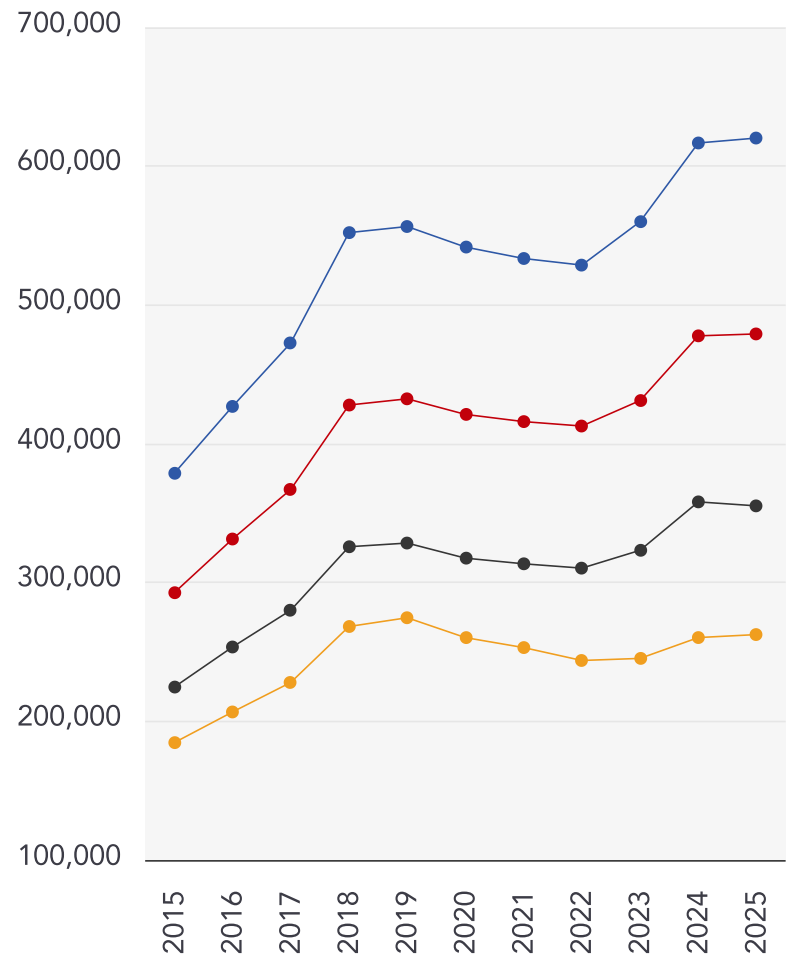
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m-Â°K
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, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	53 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG1



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

Flat

+42.18%

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.

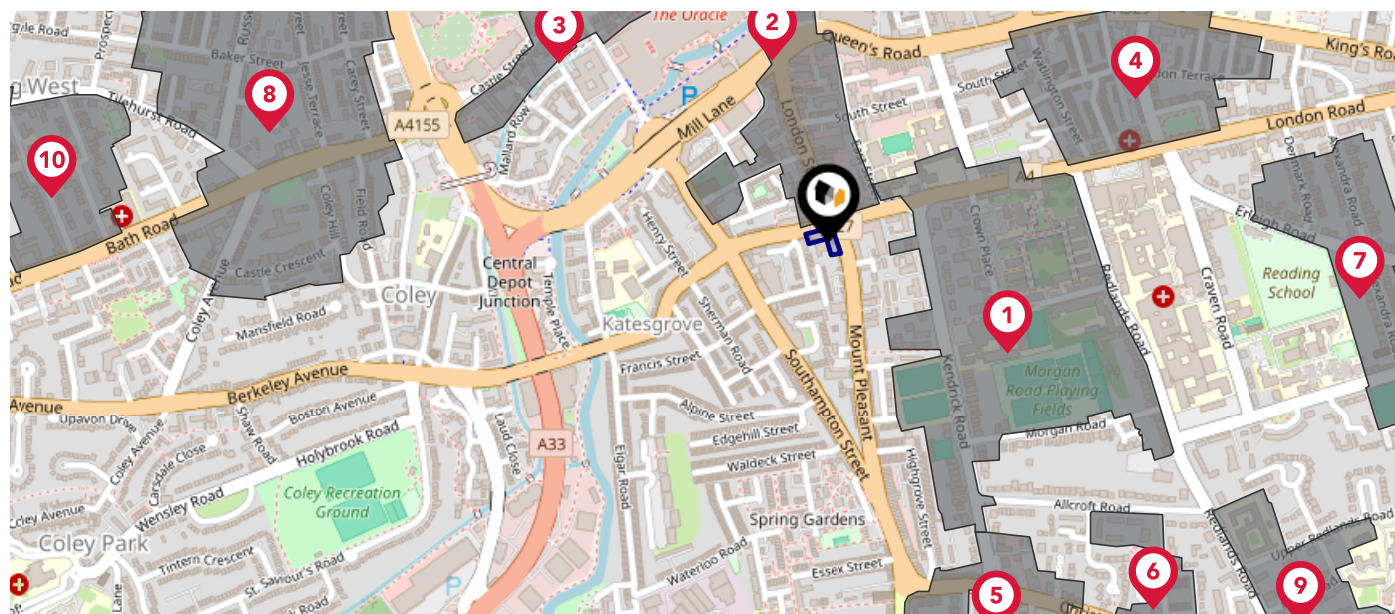
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

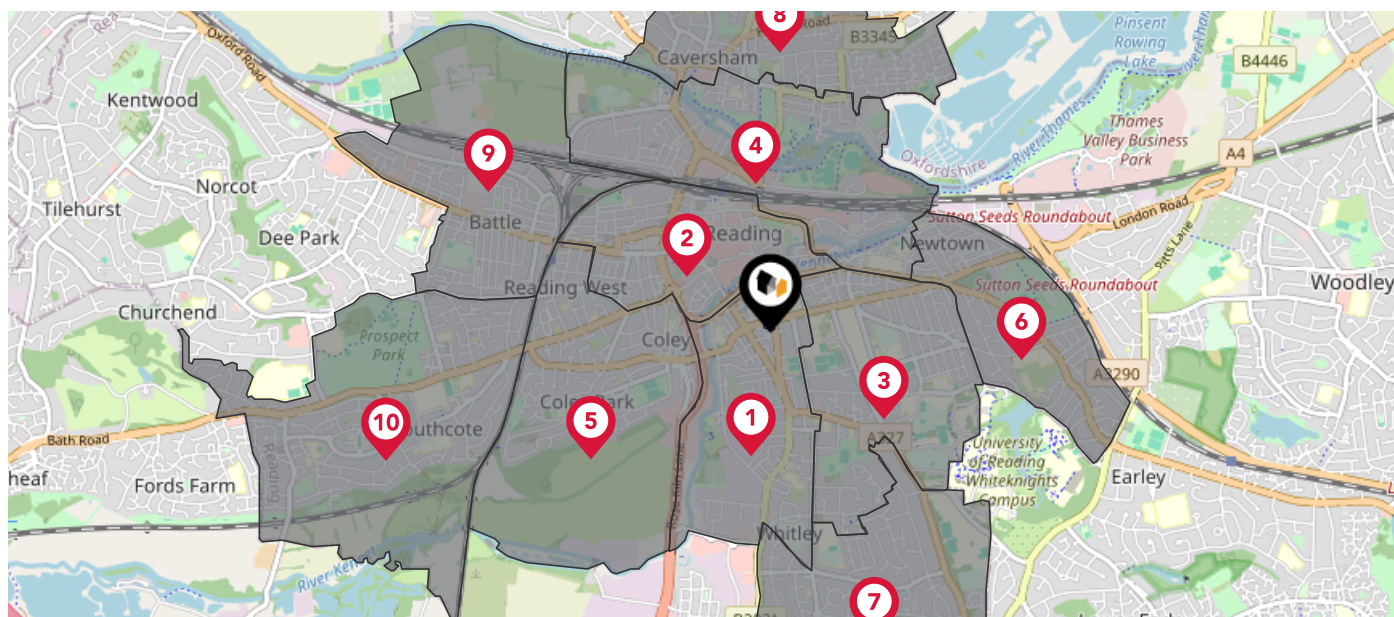
- 1 Kendrick Road
- 2 Market Place and London Street
- 3 St Mary's Butts and Castle Street
- 4 Eldon Square
- 5 Christchurch
- 6 The Mount
- 7 Alexandra Road
- 8 Russell Street and Castle Hill
- 9 Redlands
- 10 Downshire Square

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



Abbey Ward



Redlands Ward



Thames Ward



Coley Ward



Park Ward



Church Ward



Caversham Ward



Battle Ward



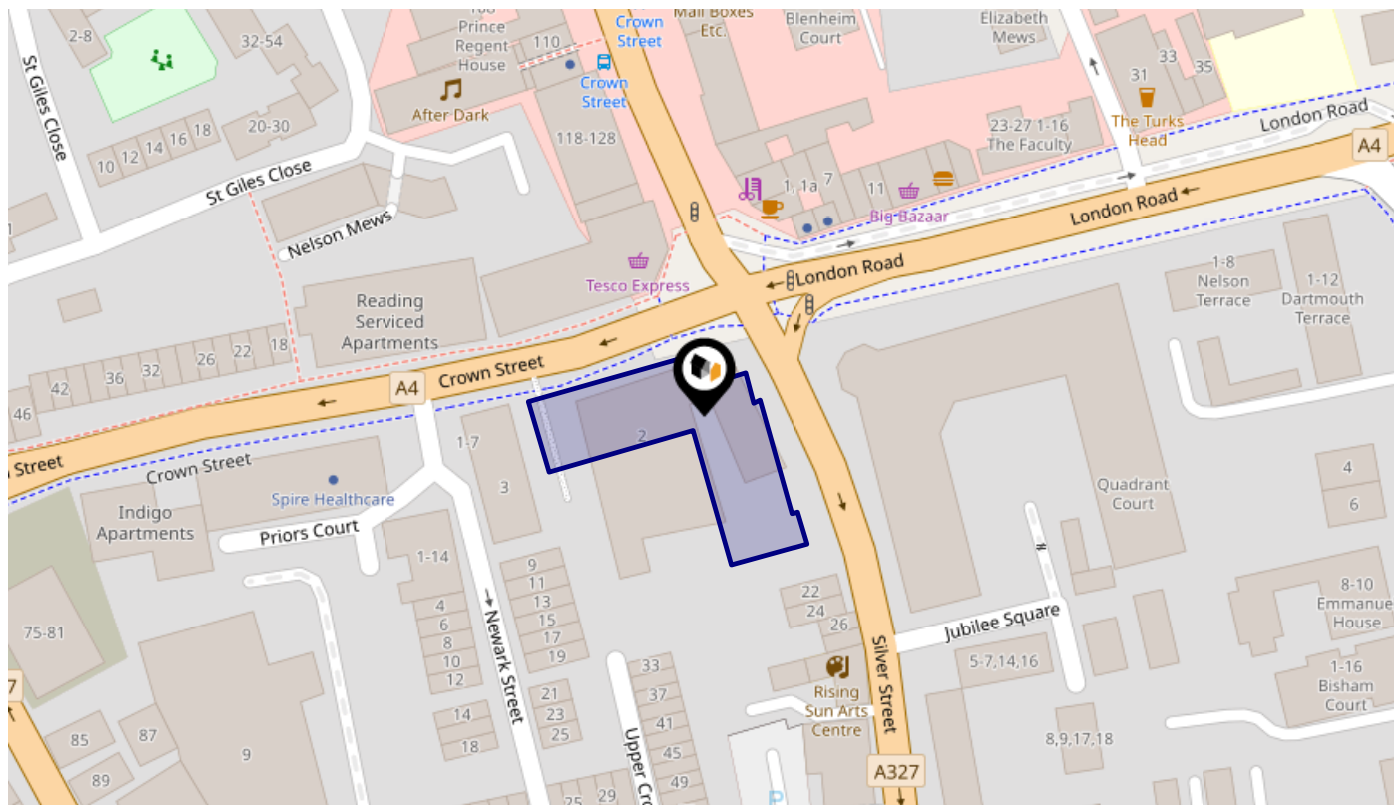
Southcote Ward

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:

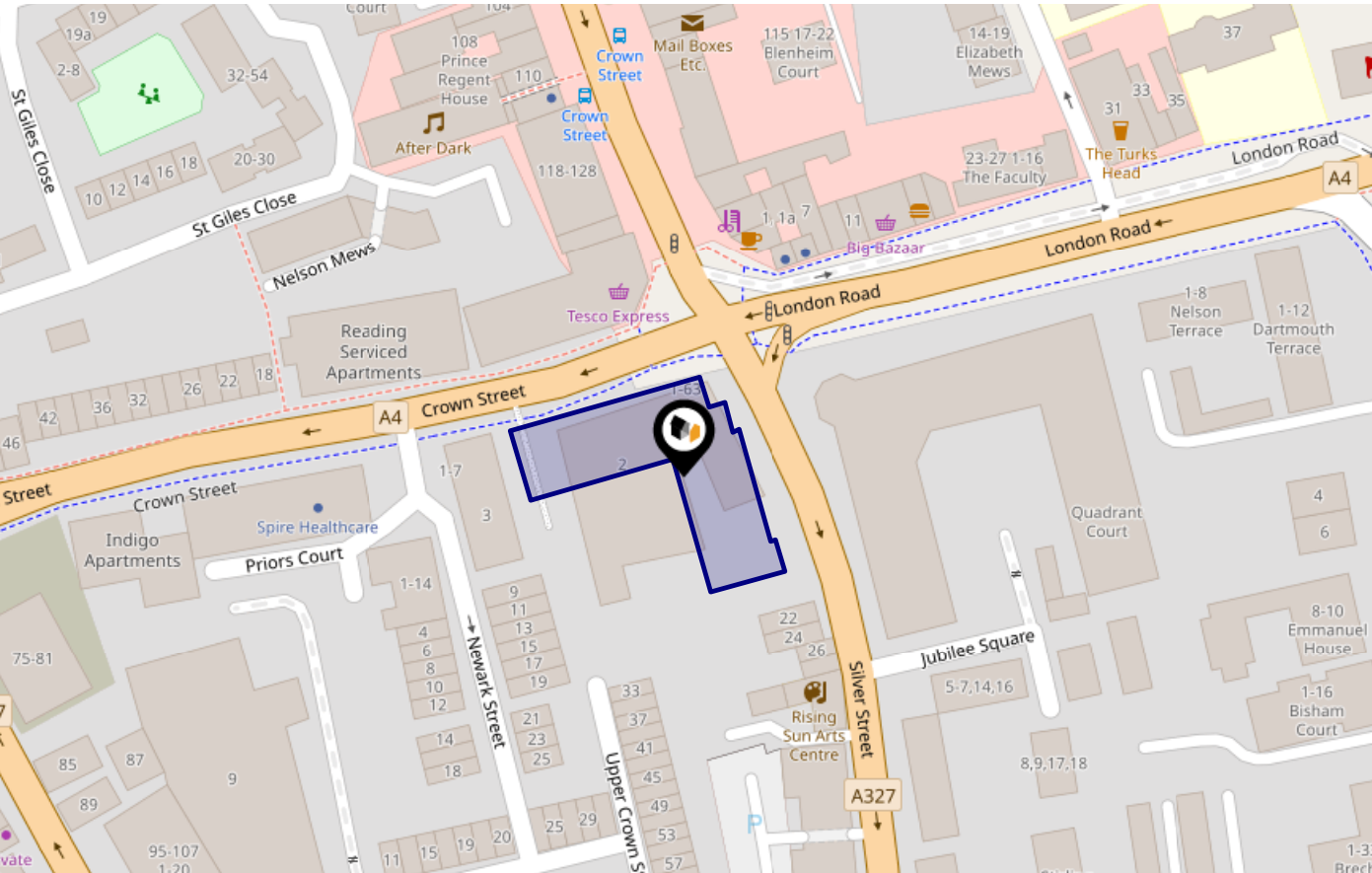
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

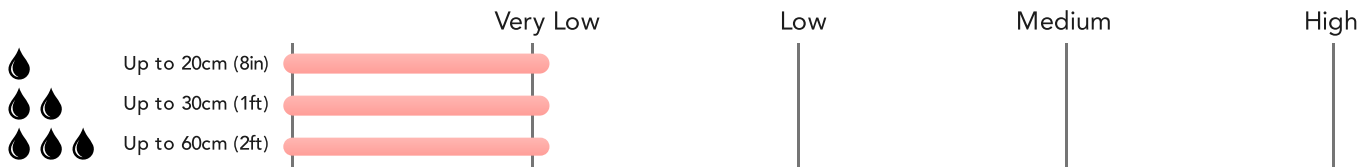


Risk Rating: Very low

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:

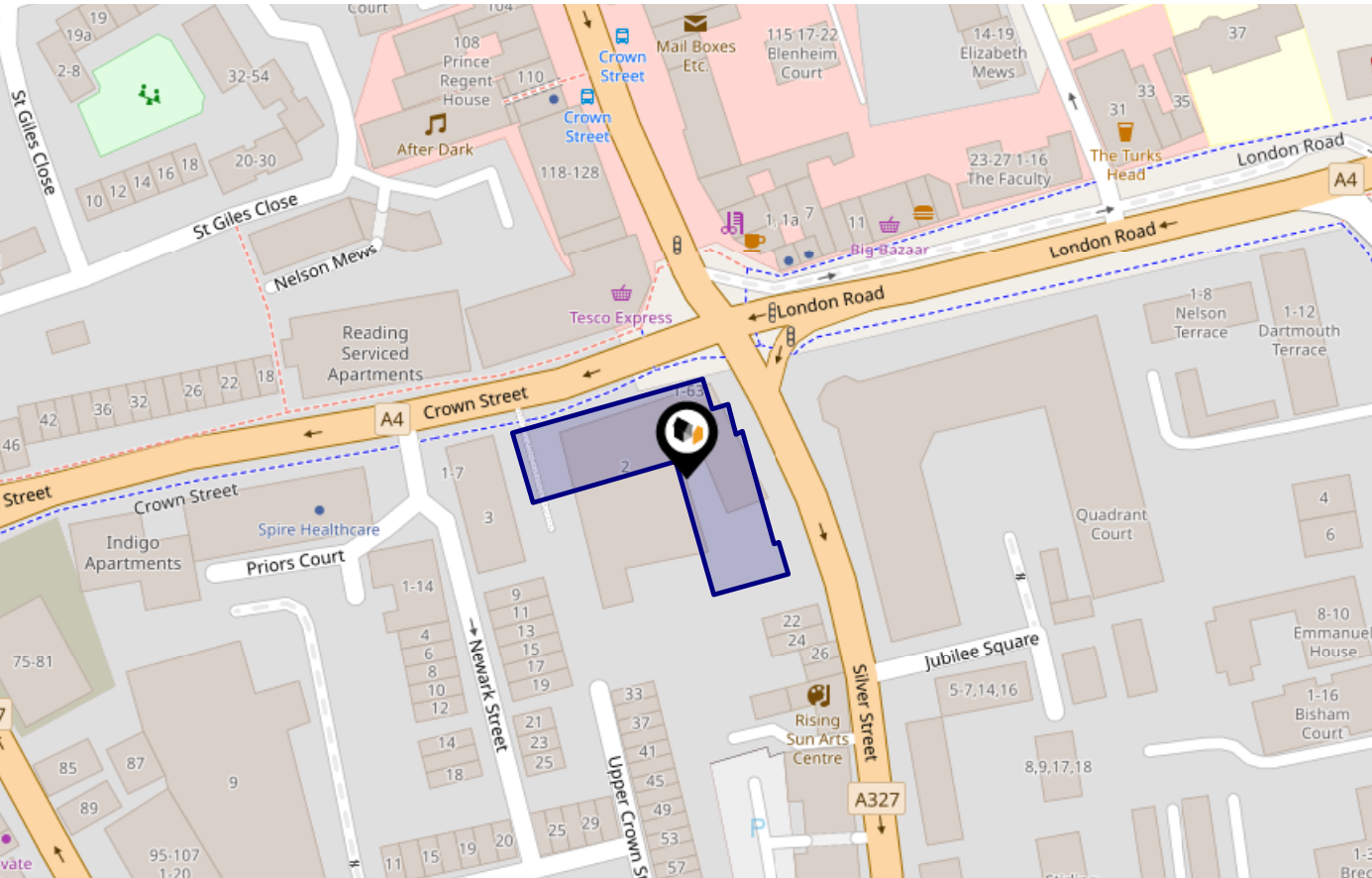


Flood Risk

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.

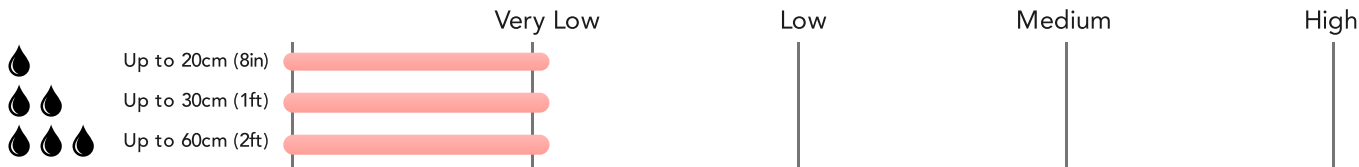


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Chance of flooding to the following depths at this property:

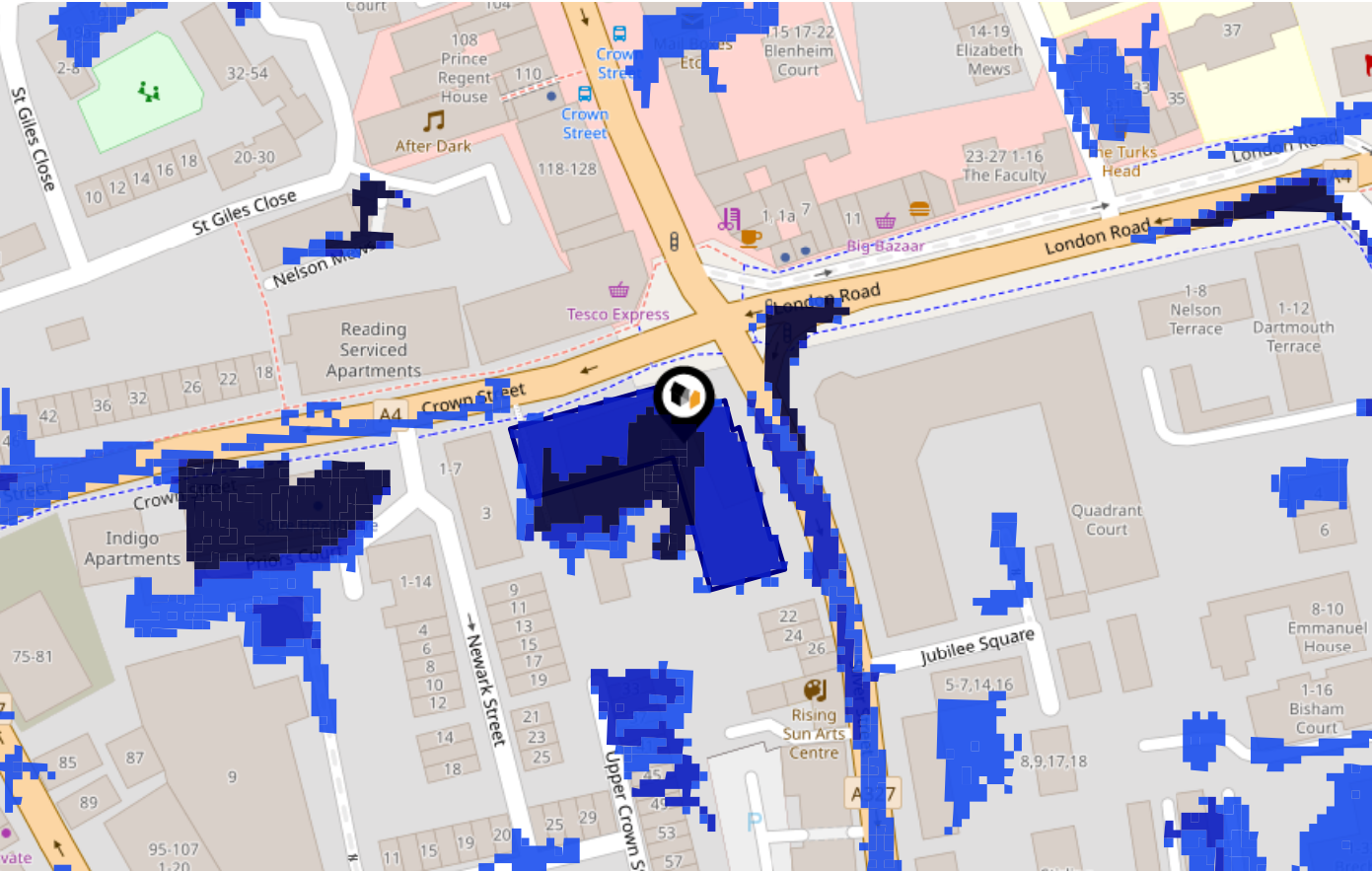


Flood Risk

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.

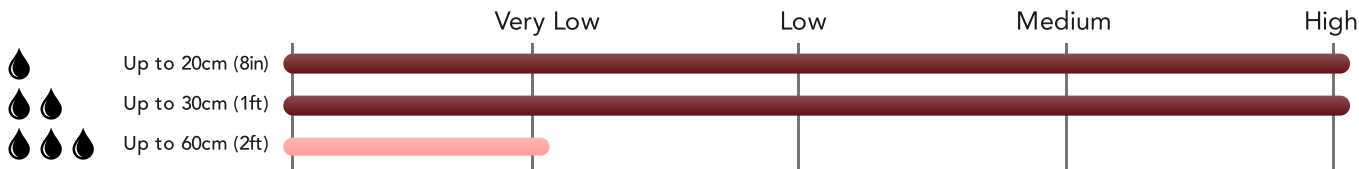


Risk Rating: High

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:

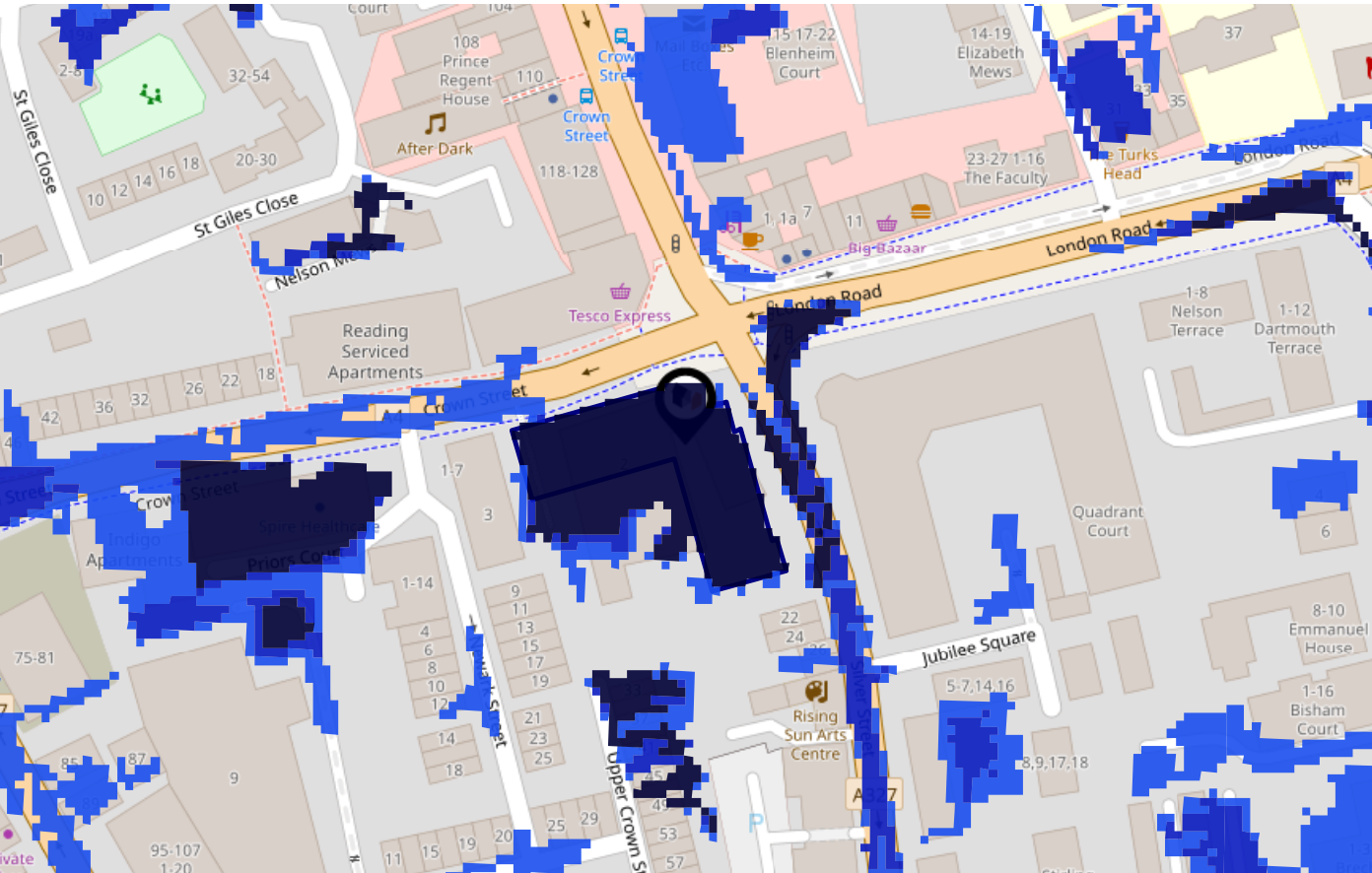


Flood Risk

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.

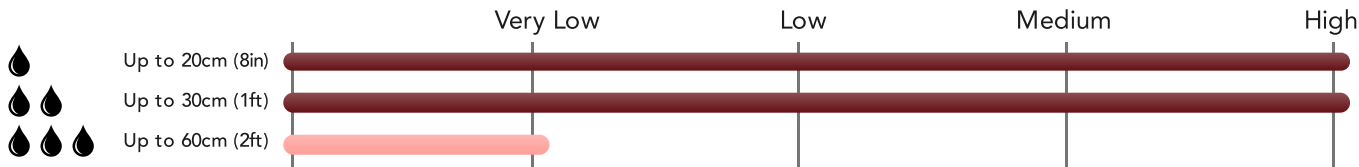


Risk Rating: High

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:

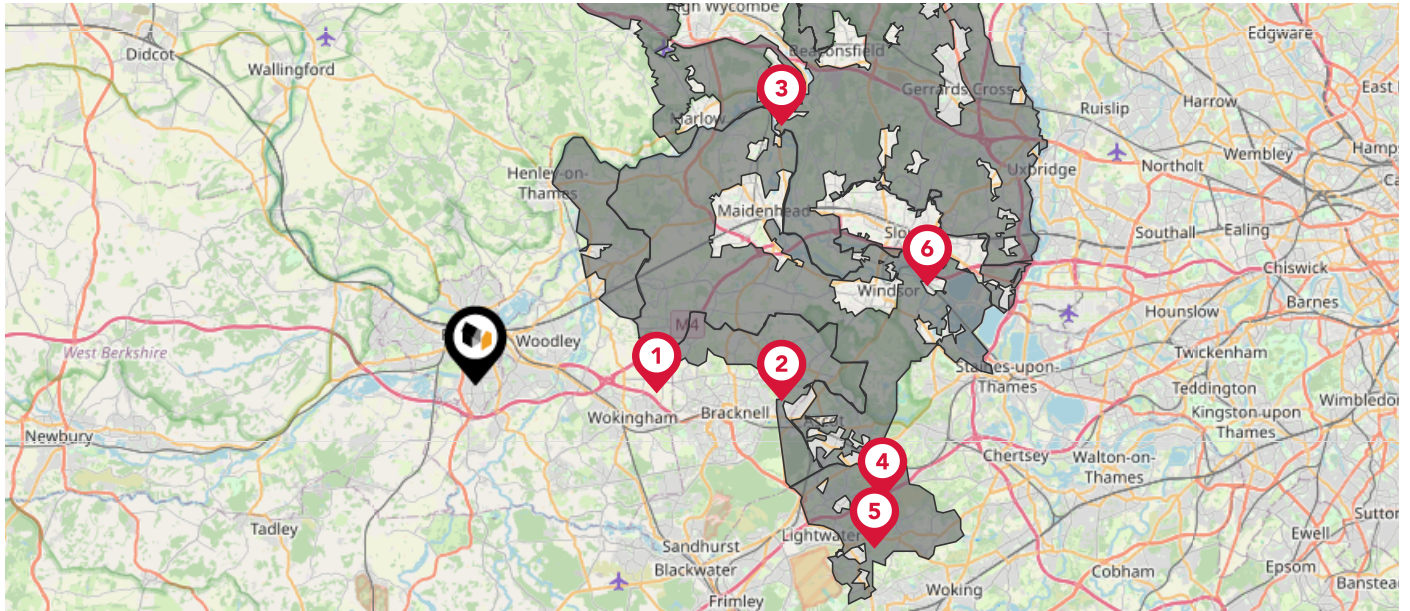


Maps

Green Belt



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



Nearby Green Belt Land

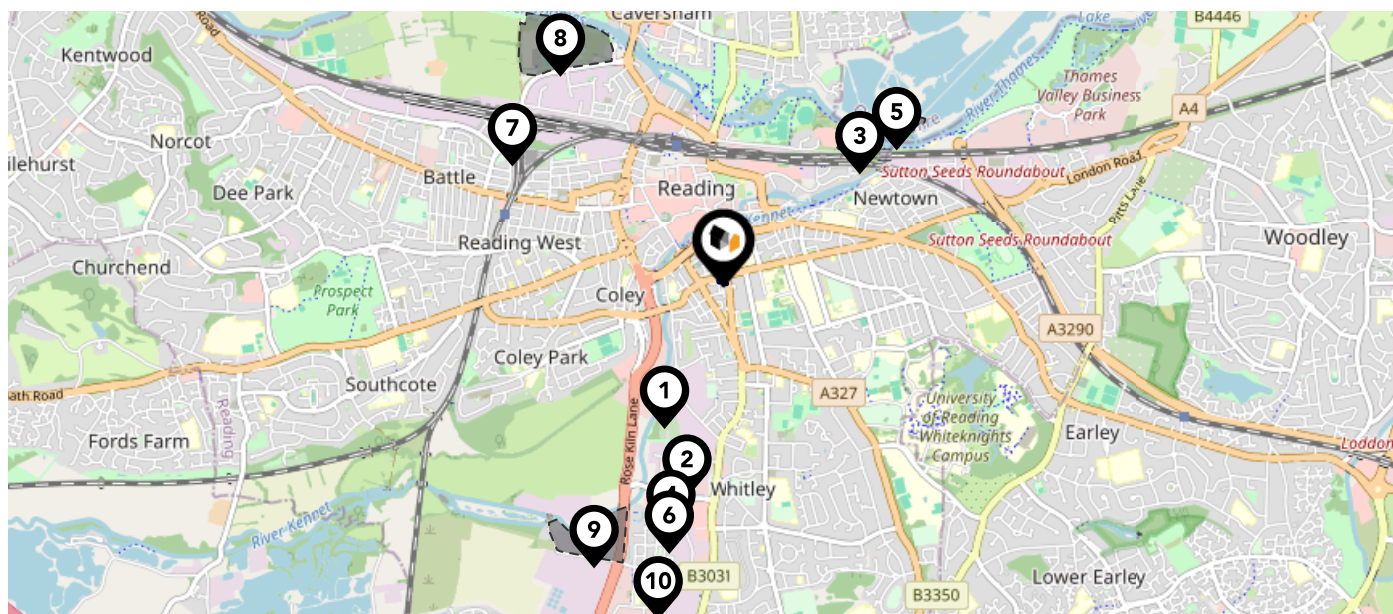
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Slough

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

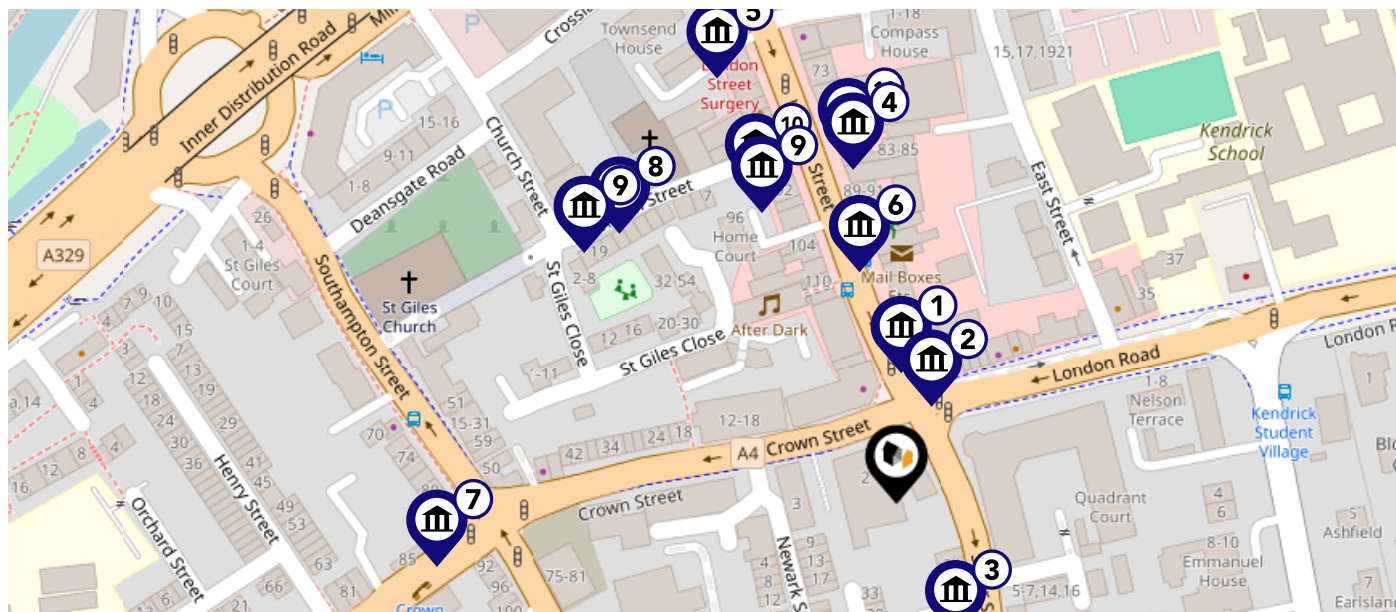
1	Waterloo Meadows-Reading, Berkshire	Historic Landfill	☐
2	Craddock Road-Reading, Berkshire	Historic Landfill	☐
3	Napier Road-Reading, Berkshire	Historic Landfill	☐
4	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	☐
5	Deans Farm-Redlands Pit, Reading, Caversham, Berkshire	Historic Landfill	☐
6	Gillette Warehouse-Reading, Berkshire	Historic Landfill	☐
7	Cow Lane-Reading, Berkshire	Historic Landfill	☐
8	Richfield Avenue-Reading, Berkshire	Historic Landfill	☐
9	Island Road-Reading, Berkshire	Historic Landfill	☐
10	Manor Farm-Reading, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

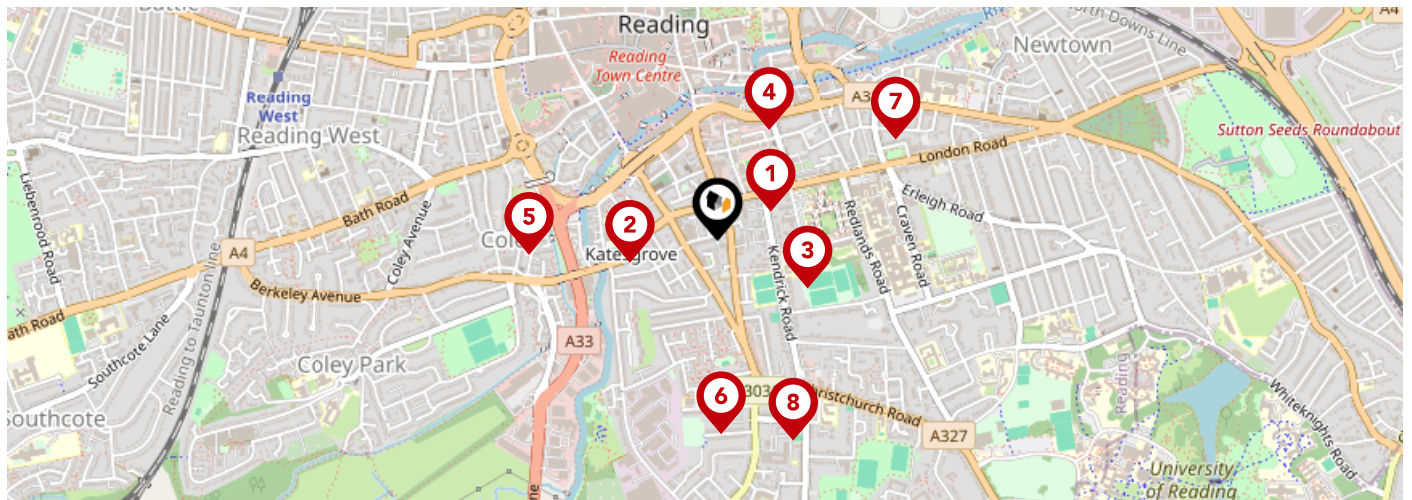


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



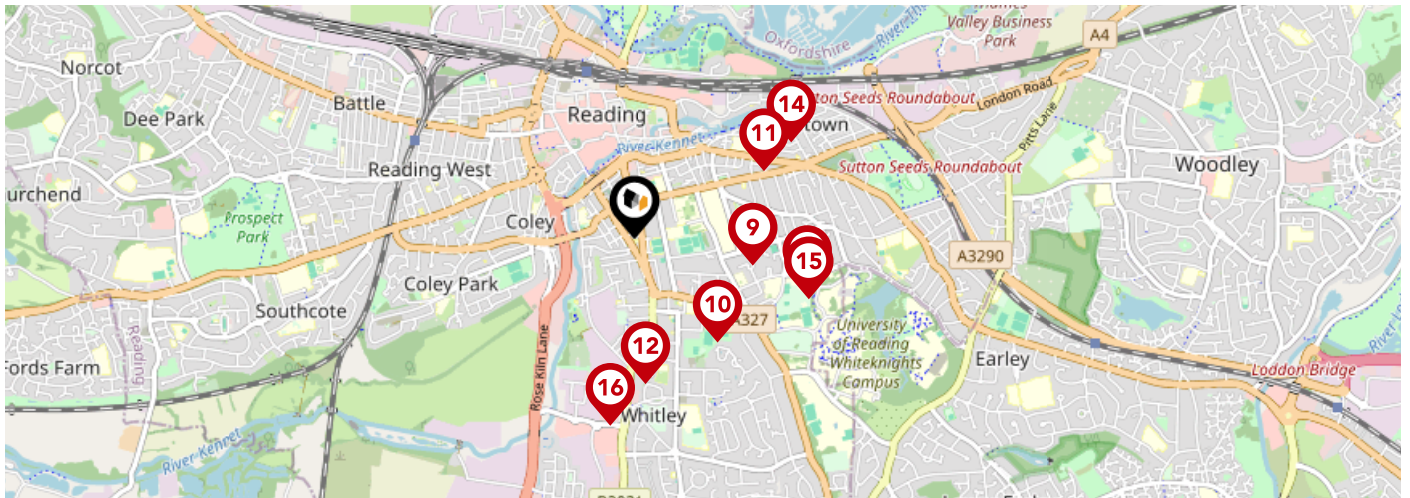
Listed Buildings in the local district		Grade	Distance
	1113521 - Sargents Embrook	Grade II	0.0 miles
	1113503 - 3 And 5, London Road	Grade II	0.0 miles
	1248737 - Former Rising Sun Temperance Tavern	Grade II	0.0 miles
	1321930 - 81, London Street	Grade II	0.1 miles
	1321902 - 72, London Street	Grade II	0.1 miles
	1113519 - 99, London Street	Grade II	0.1 miles
	1321888 - 86, Southamton Street	Grade II	0.1 miles
	1303533 - 6a, Church Street	Grade II	0.1 miles
	1321903 - 90, London Street	Grade II	0.1 miles
	1156203 - 88, London Street	Grade II	0.1 miles
	1113454 - 6c, Church Street	Grade II	0.1 miles
	1113518 - 77 And 79, London Street	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.14	☐	☐	☒	☐	☐
2	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.21	☐	☒	☐	☐	☐
3	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.23	☐	☐	☒	☐	☐
4	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.28	☐	☐	☒	☐	☐
5	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.44	☐	☒	☐	☐	☐
6	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.45	☐	☒	☐	☐	☐
7	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.47	☐	☐	☒	☐	☐
8	Trinity Christian School Ofsted Rating: Not Rated Pupils: 21 Distance:0.49	☐	☒	☐	☐	☐

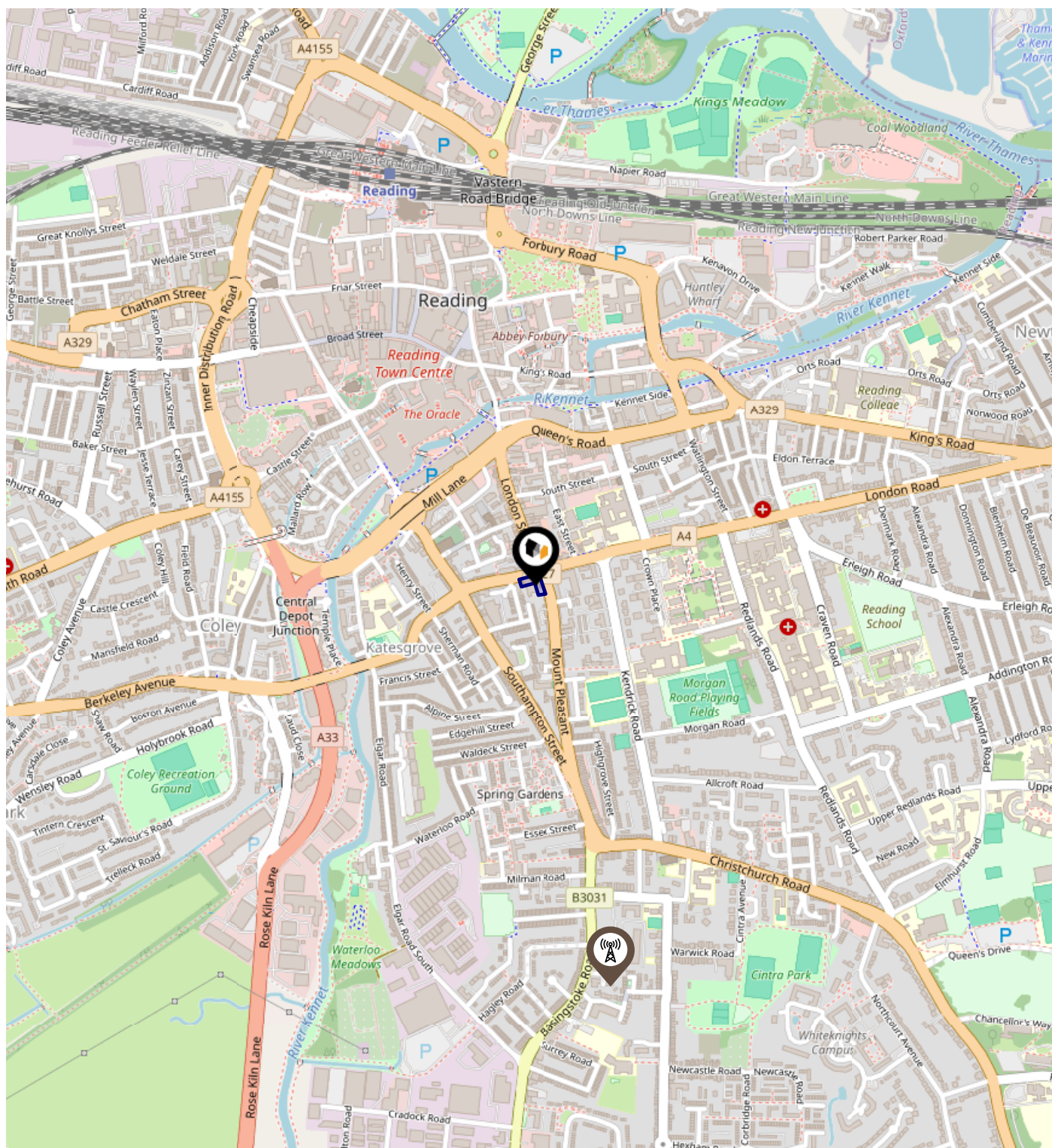
Area Schools



		Nursery	Primary	Secondary	College	Private
	Reading School Ofsted Rating: Outstanding Pupils: 1138 Distance:0.56	☐	☐	☒	☐	☐
	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:0.62	☐	☐	☒	☐	☐
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 453 Distance:0.68	☐	☒	☐	☐	☐
	The Palmer Primary Academy Ofsted Rating: Good Pupils: 454 Distance:0.68	☐	☒	☐	☐	☐
	Redlands Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance:0.83	☐	☒	☐	☐	☐
	New Town Primary School Ofsted Rating: Good Pupils: 423 Distance:0.85	☐	☒	☐	☐	☐
	St Joseph's College Ofsted Rating: Not Rated Pupils: 579 Distance:0.85	☐	☐	☒	☐	☐
	OneSchool Global Reading Senior Campus Ofsted Rating: Not Rated Pupils: 95 Distance:0.87	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

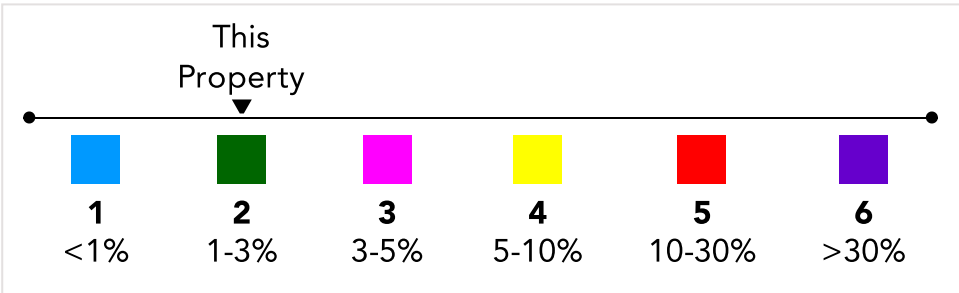
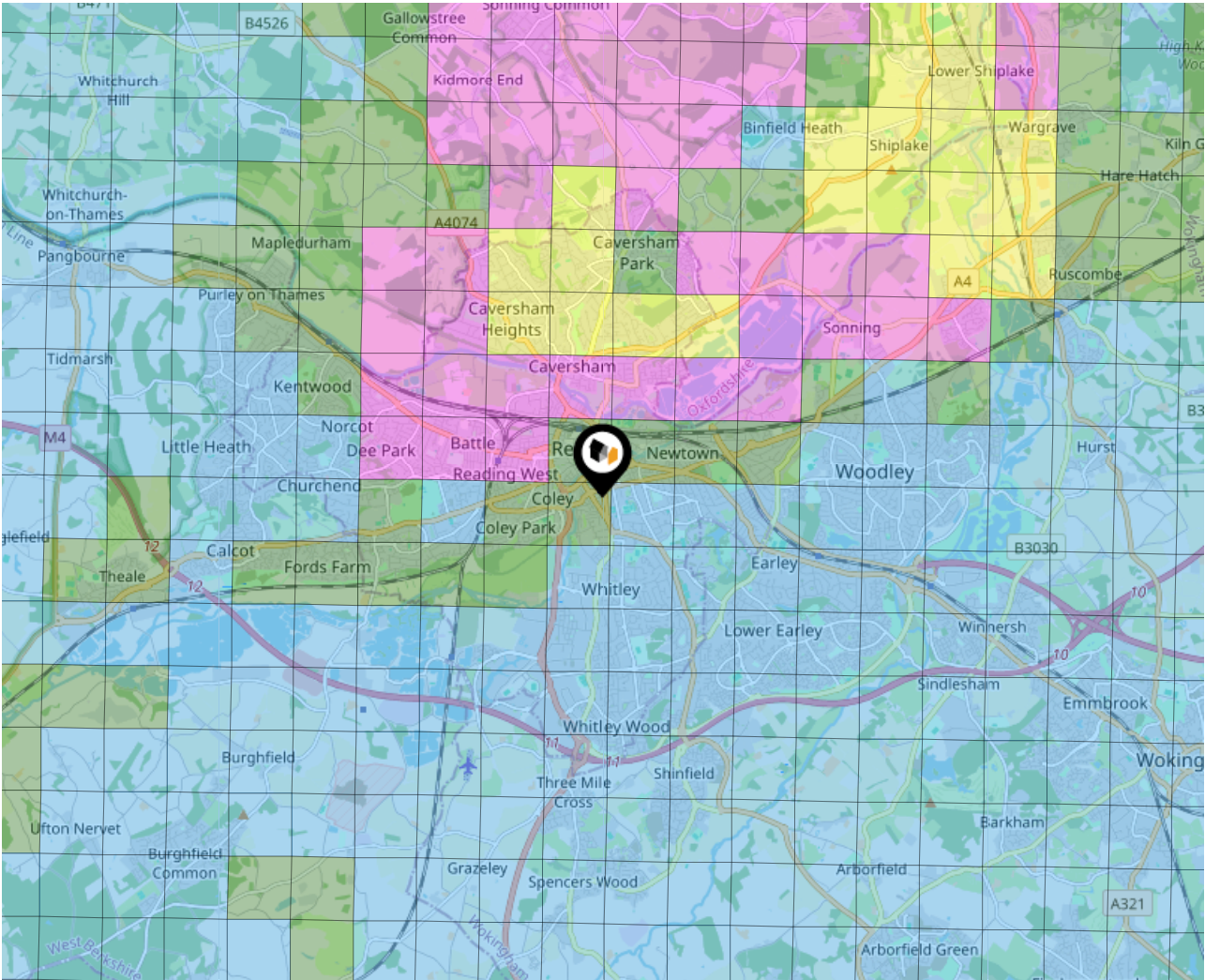
Environment

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).

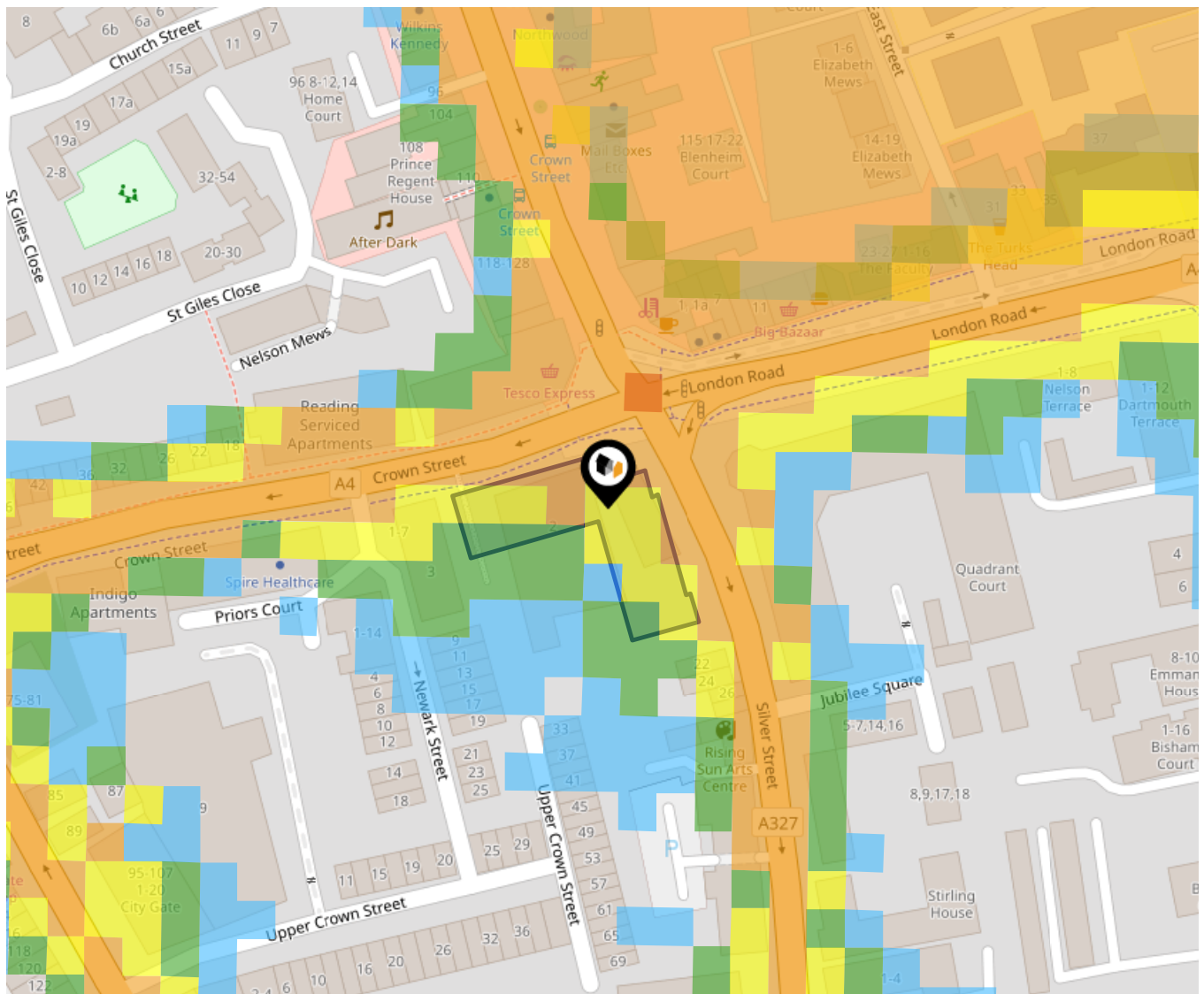


Local Area

Road Noise



avocado
property



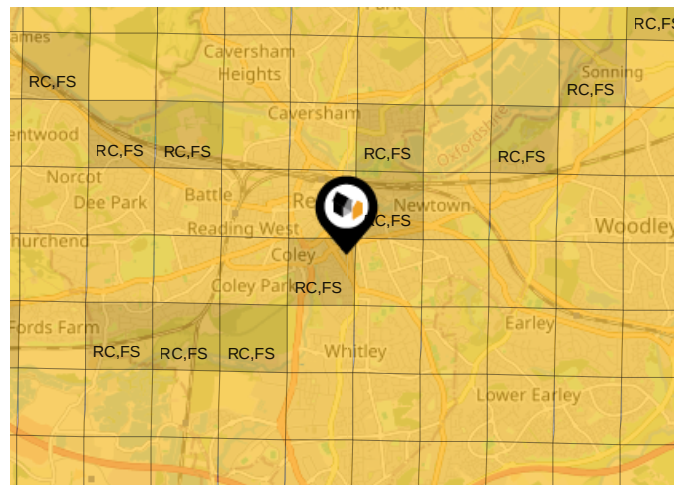
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

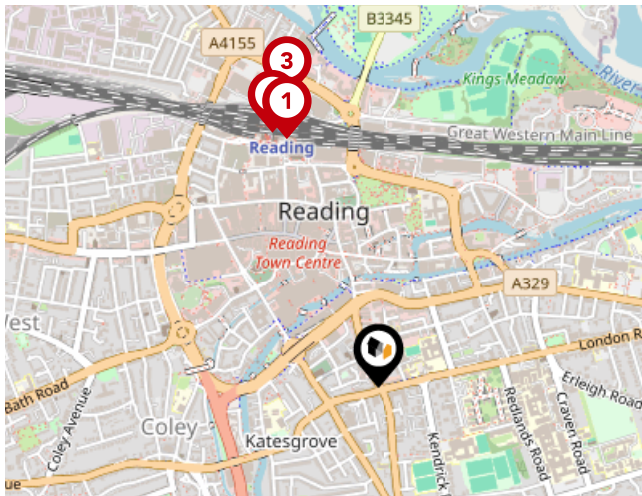


Primary Classifications (Most Common Clay Types)

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

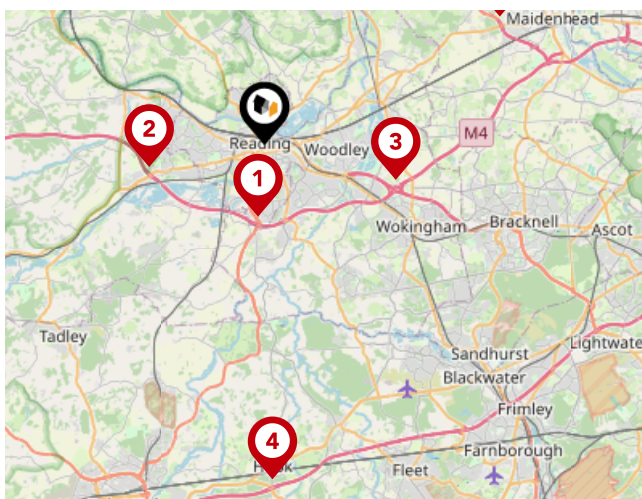
Area

Transport (National)



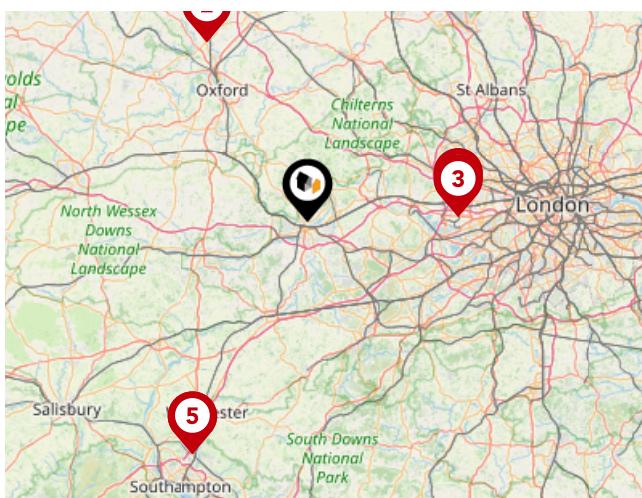
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	0.61 miles
	Reading Rail Station	0.64 miles
	Reading Rail Station	0.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.62 miles
	M4 J12	4.3 miles
	M4 J10	5.03 miles
	M3 J5	12.39 miles
	A404(M) J9	9.93 miles



Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	22.22 miles
	Kidlington	30.34 miles
	Heathrow Airport Terminal 4	22.39 miles
	North Stoneham	38.55 miles
	Southampton Airport	38.55 miles

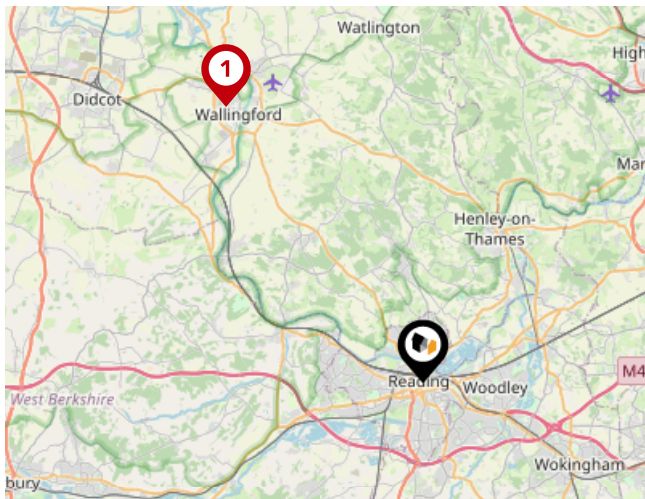
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Crown Street	0.05 miles
	Silver Street	0.12 miles
	West Hill	0.12 miles
	Kendrick Student Village	0.11 miles
	Pell Street	0.14 miles



Local Connections

Pin	Name	Distance
	Wallingford (Cholsey & Wallingford Railway)	12.52 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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