

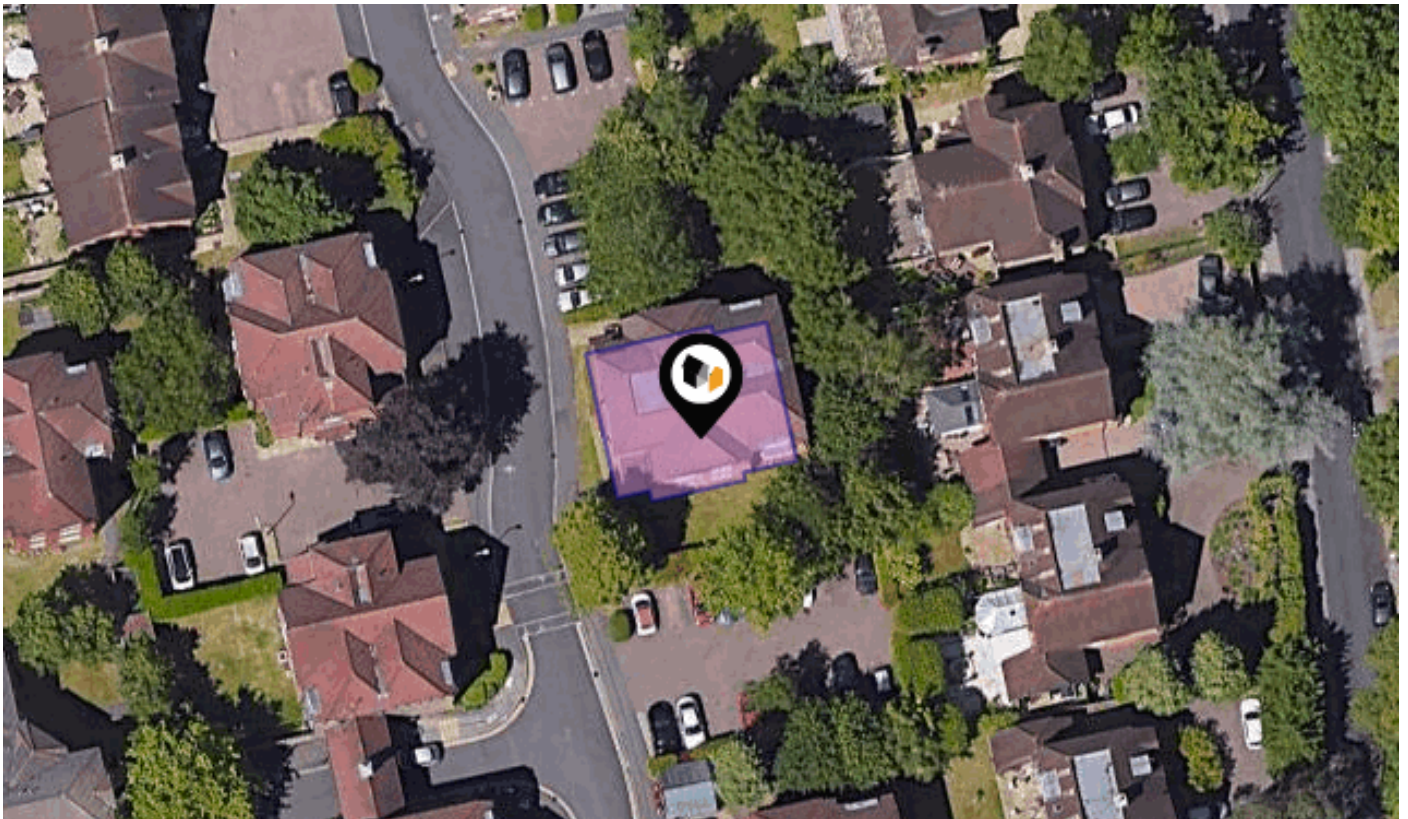


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



ASHDENE GARDENS, READING, RG30

Avocado Property

07769 345086

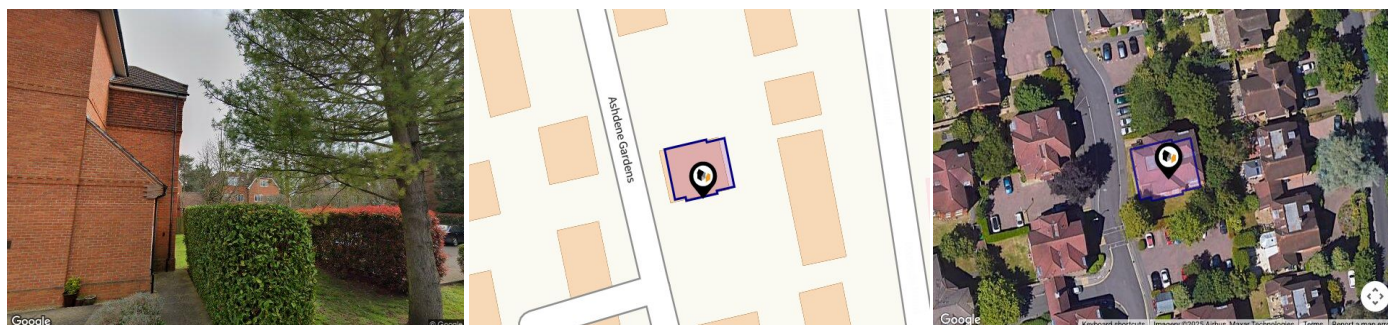
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	25/07/2004
Floor Area:	775 ft ² / 72 m ²	End Date:	23/07/2129
Plot Area:	0.05 acres	Lease Term:	125 years from 23 July 2004
Year Built :	2004	Term Remaining:	103 years
Council Tax :	Band D		
Annual Estimate:	£2,487		
Title Number:	BK391116		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

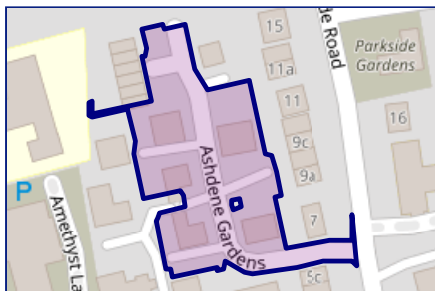


Property

Multiple Title Plans

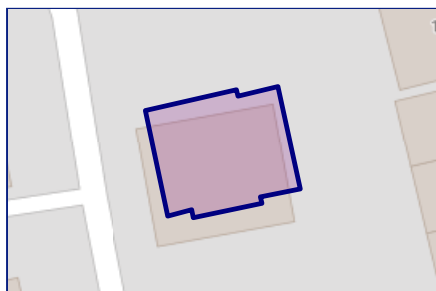


Freehold Title Plan



BK407266

Leasehold Title Plan

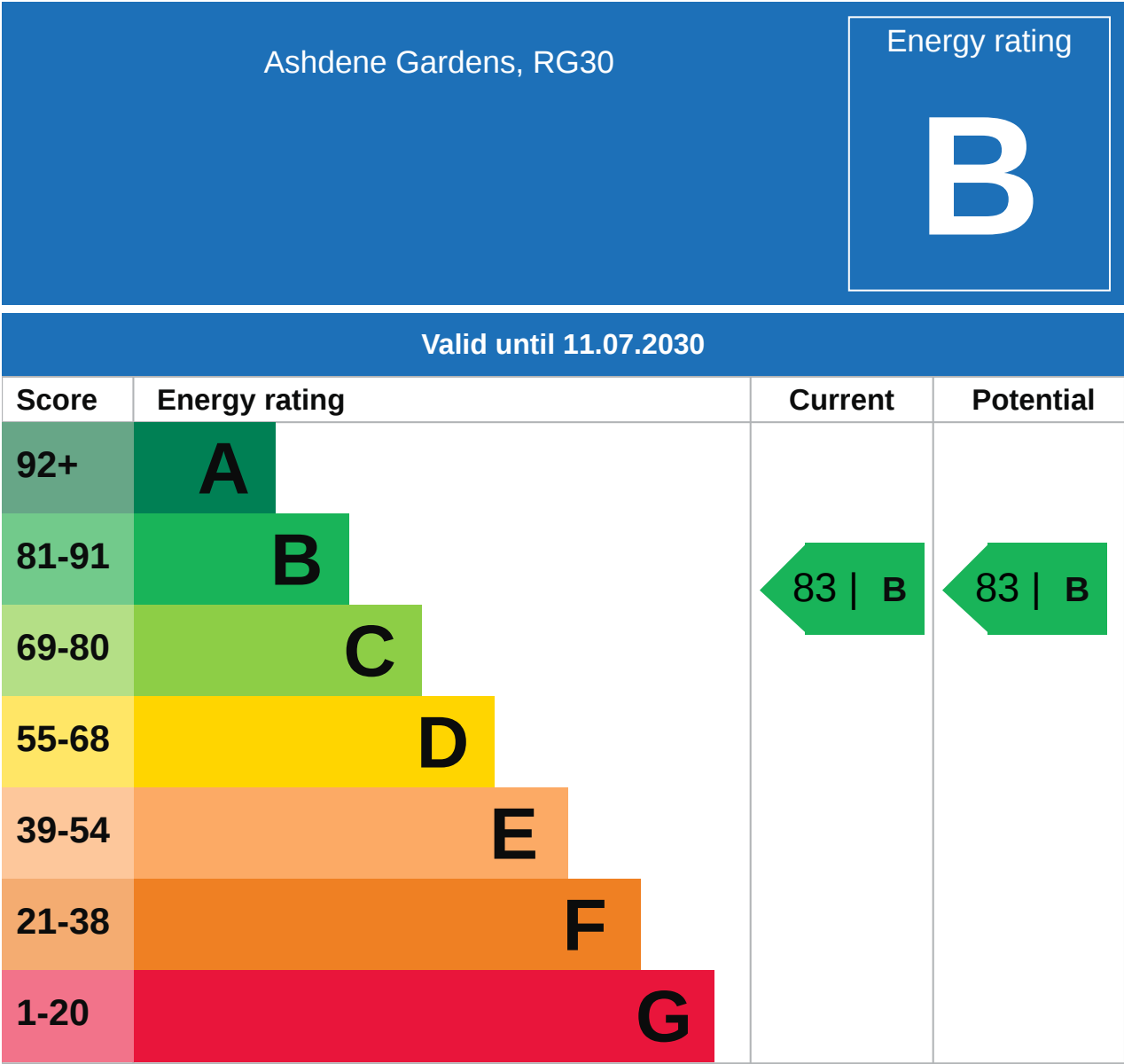


BK391116

Start Date:	25/07/2004
End Date:	23/07/2129
Lease Term:	125 years from 23 July 2004
Term Remaining:	103 years



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

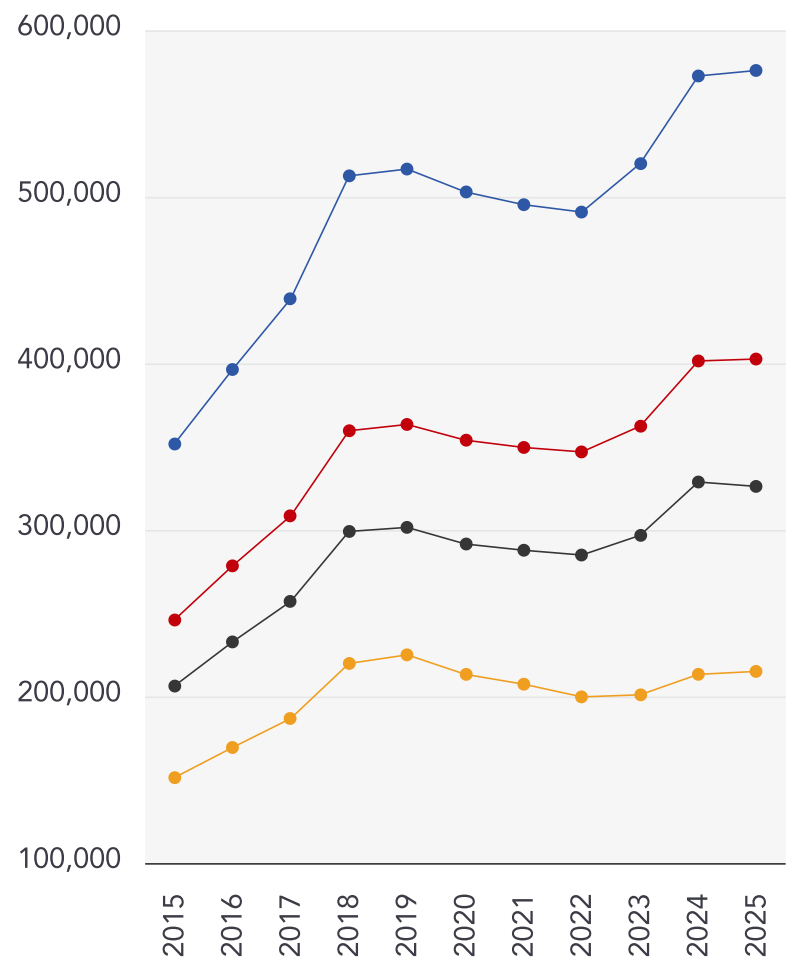
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	72 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG30



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

Flat

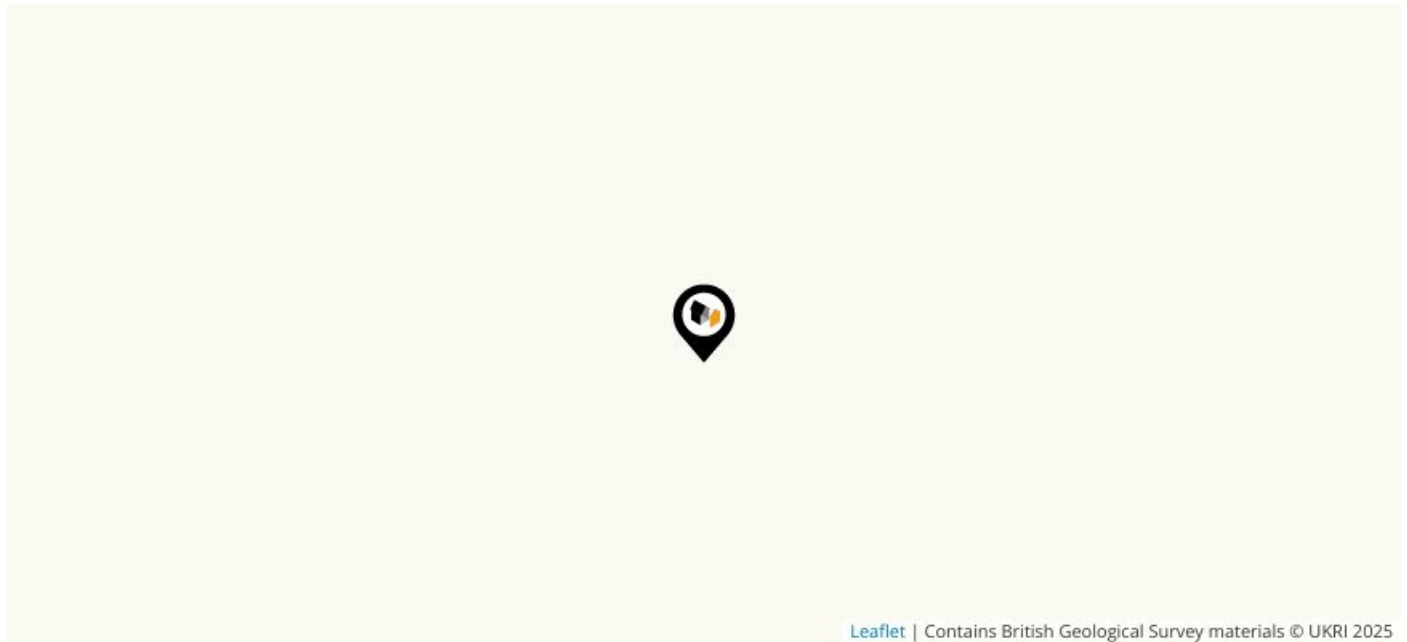
+42.18%

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.

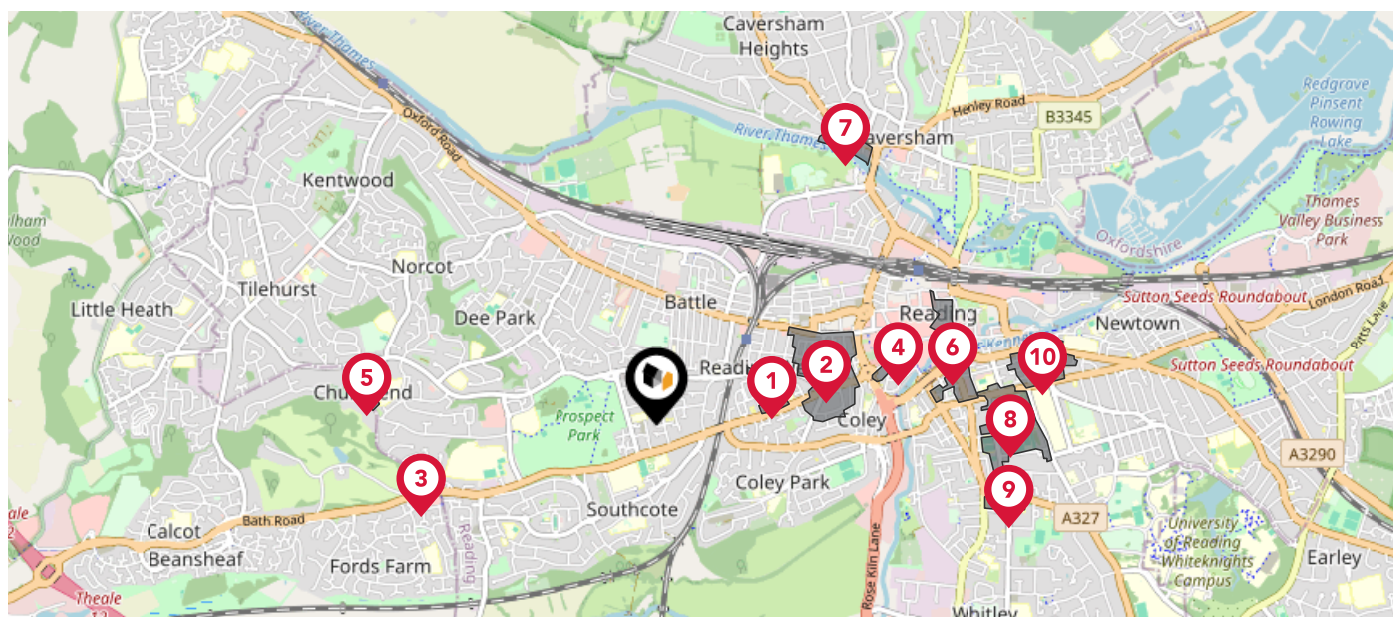
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

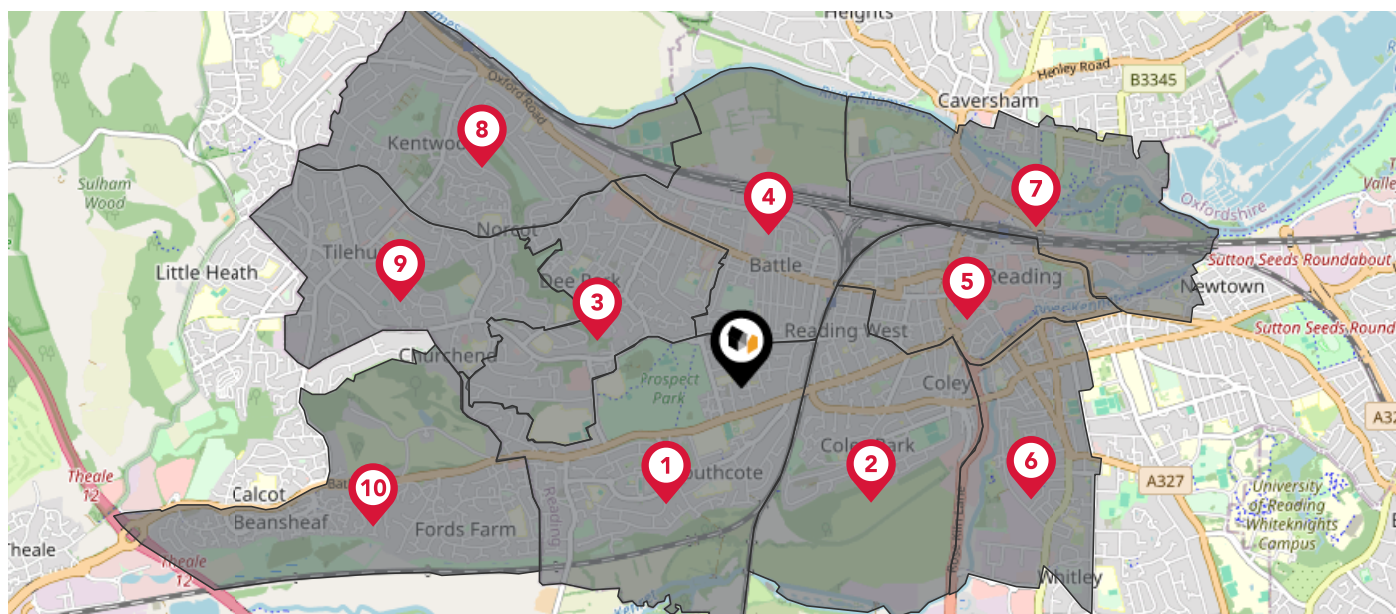
- | | |
|----|-----------------------------------|
| 1 | Downshire Square |
| 2 | Russell Street and Castle Hill |
| 3 | Horncastle |
| 4 | St Mary's Butts and Castle Street |
| 5 | Routh Lane |
| 6 | Market Place and London Street |
| 7 | St Peter's |
| 8 | Kendrick Road |
| 9 | Christchurch |
| 10 | Eldon 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



Southcote Ward



Coley Ward



Norcot Ward



Battle Ward



Abbey Ward



Katesgrove Ward



Thames Ward



Kentwood Ward



Tilehurst Ward



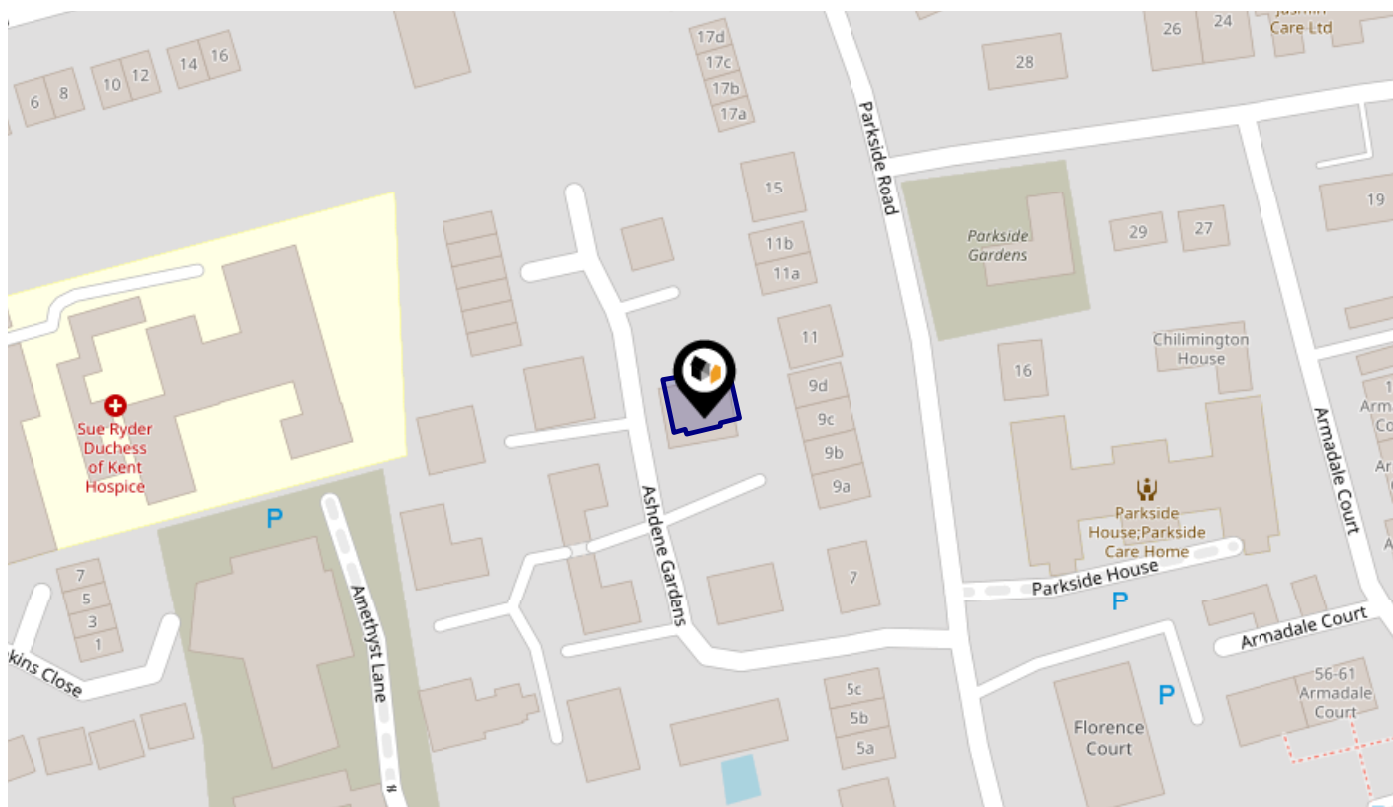
Tilehurst South & Holybrook Ward

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:

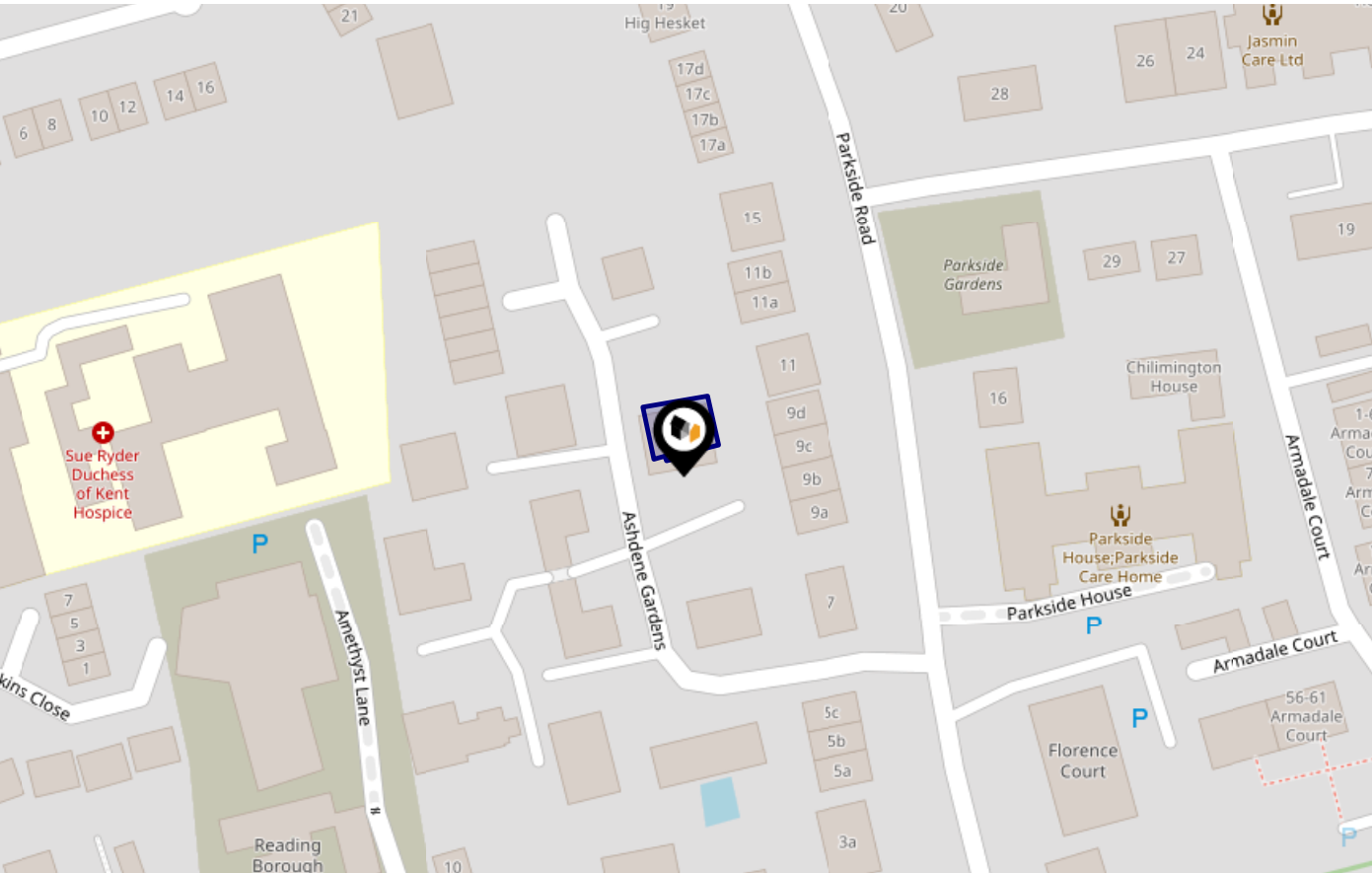
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

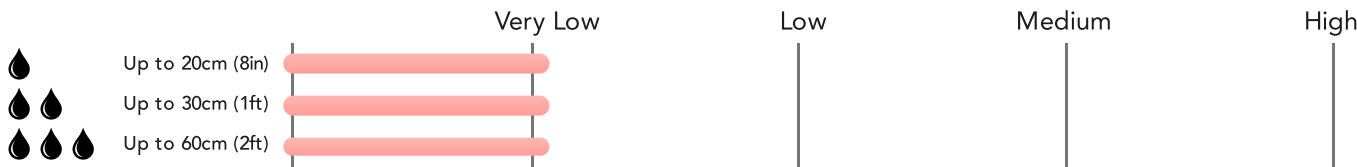


Risk Rating: Very low

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:

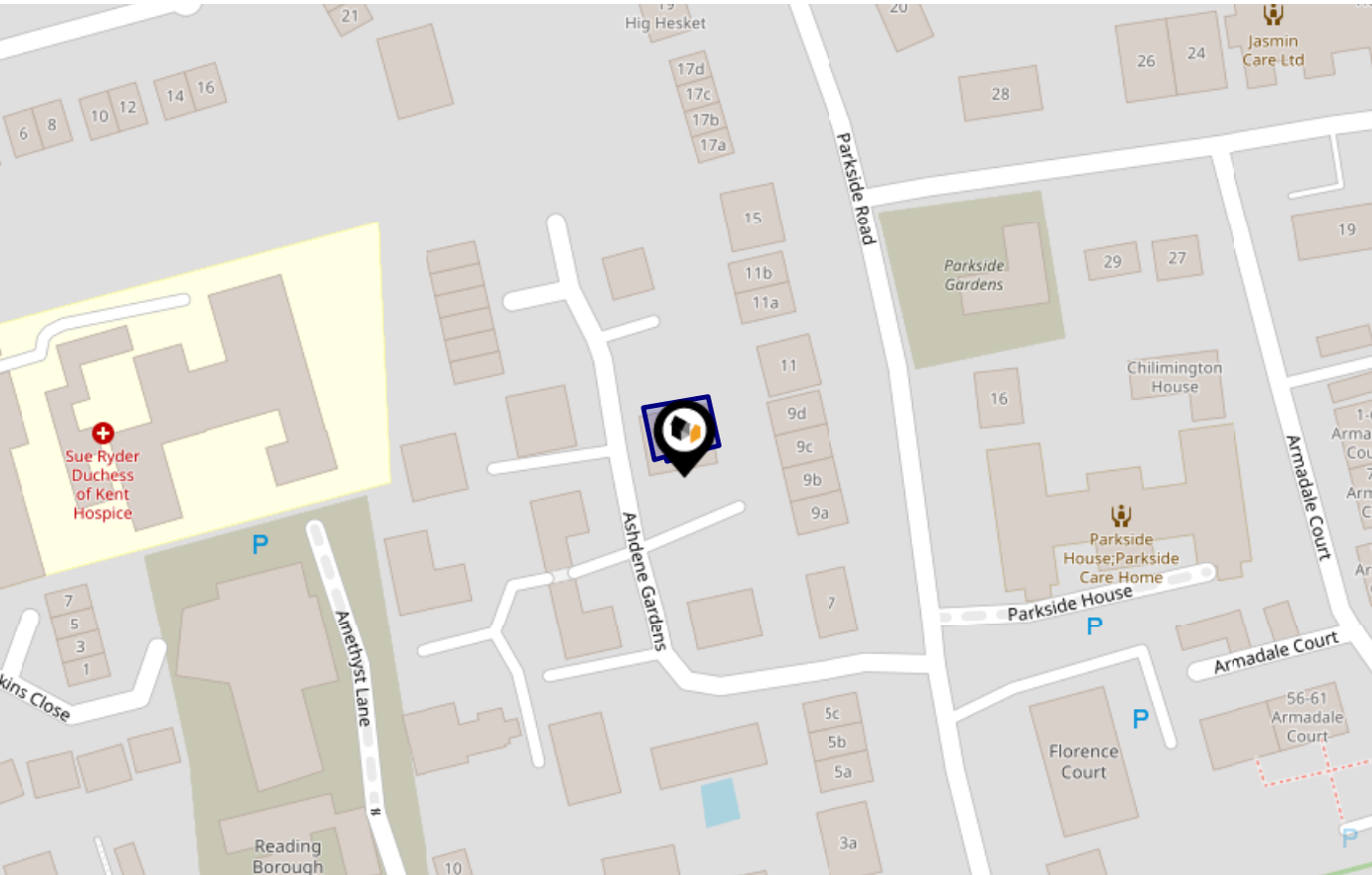


Flood Risk

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.

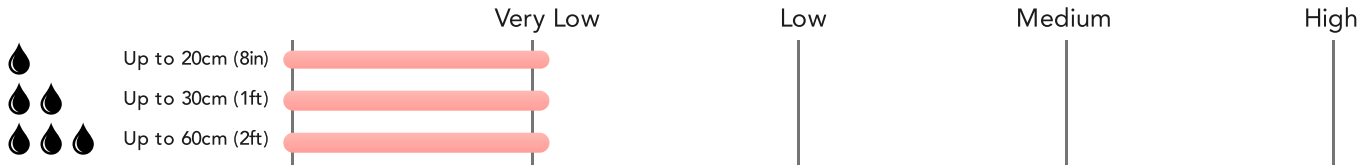


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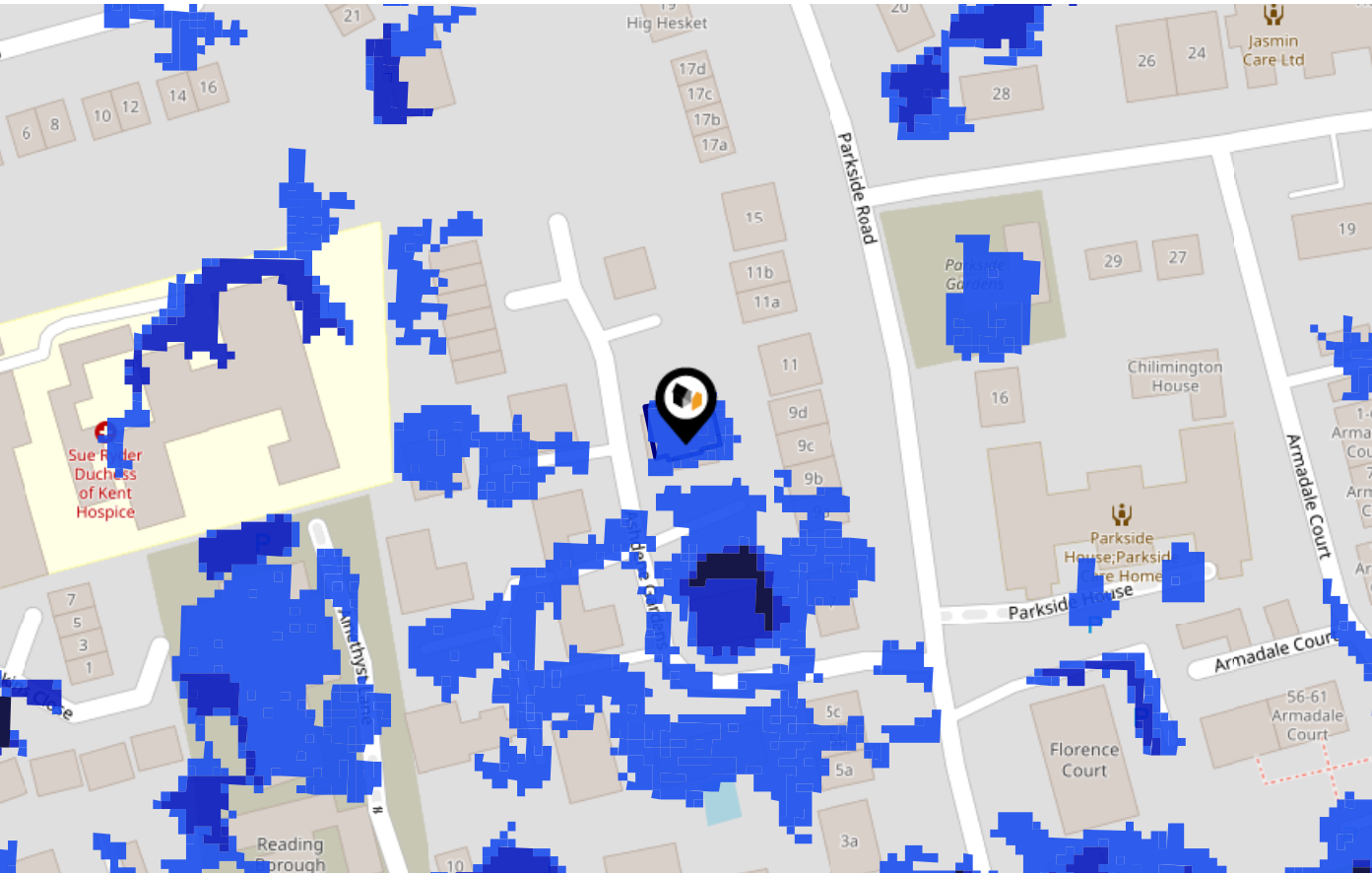


Flood Risk

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.

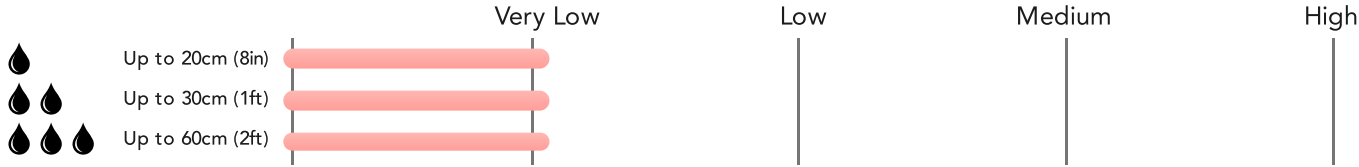


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:

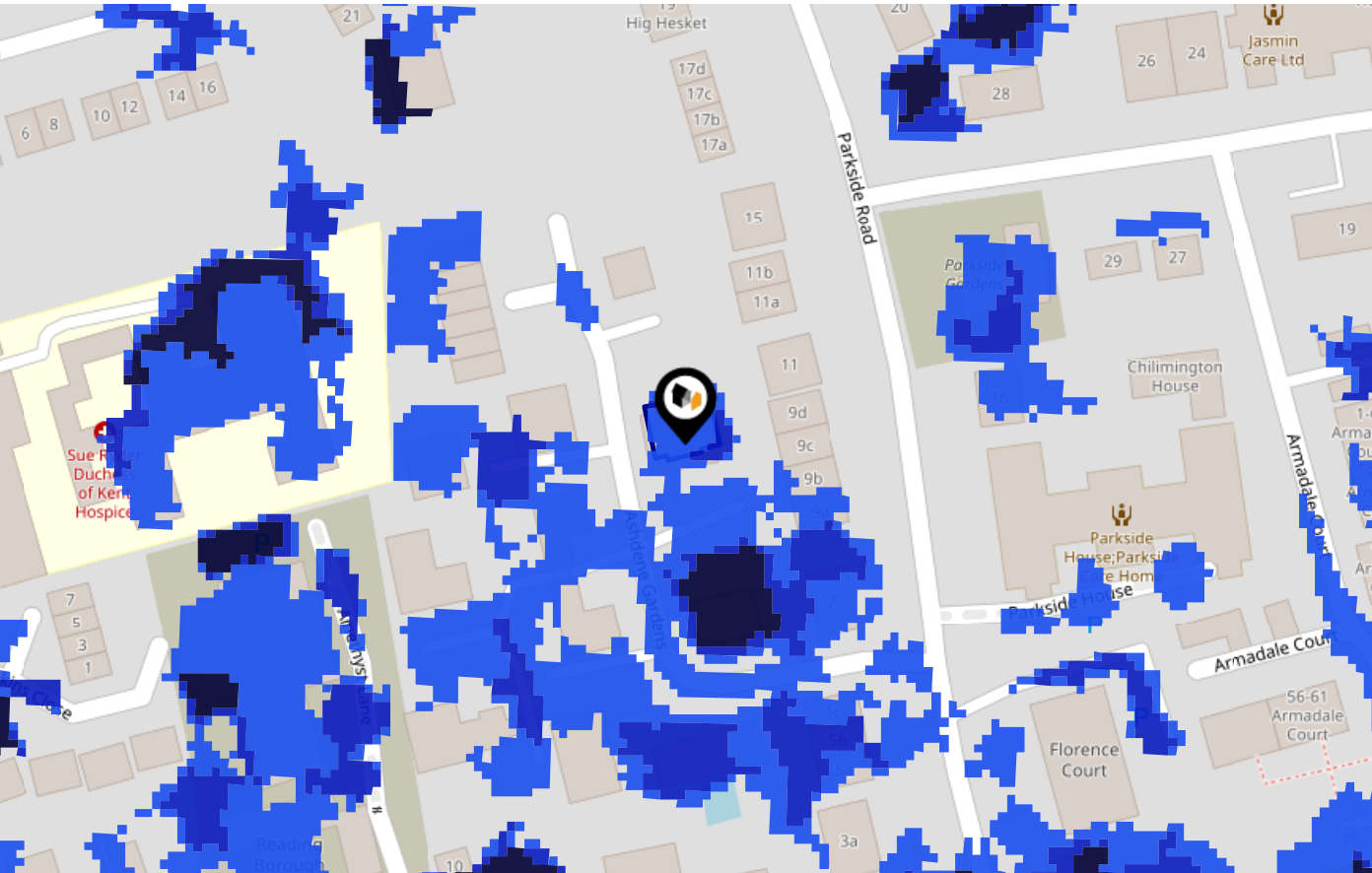


Flood Risk

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.

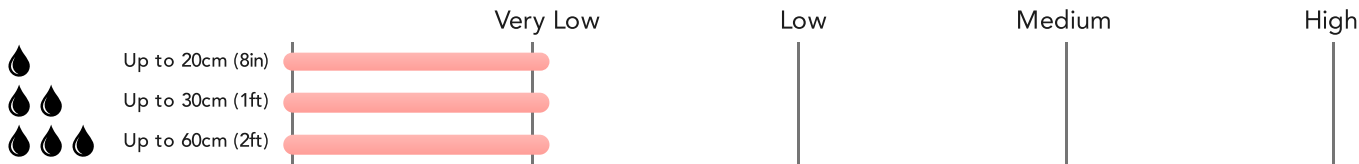


Risk Rating: Low

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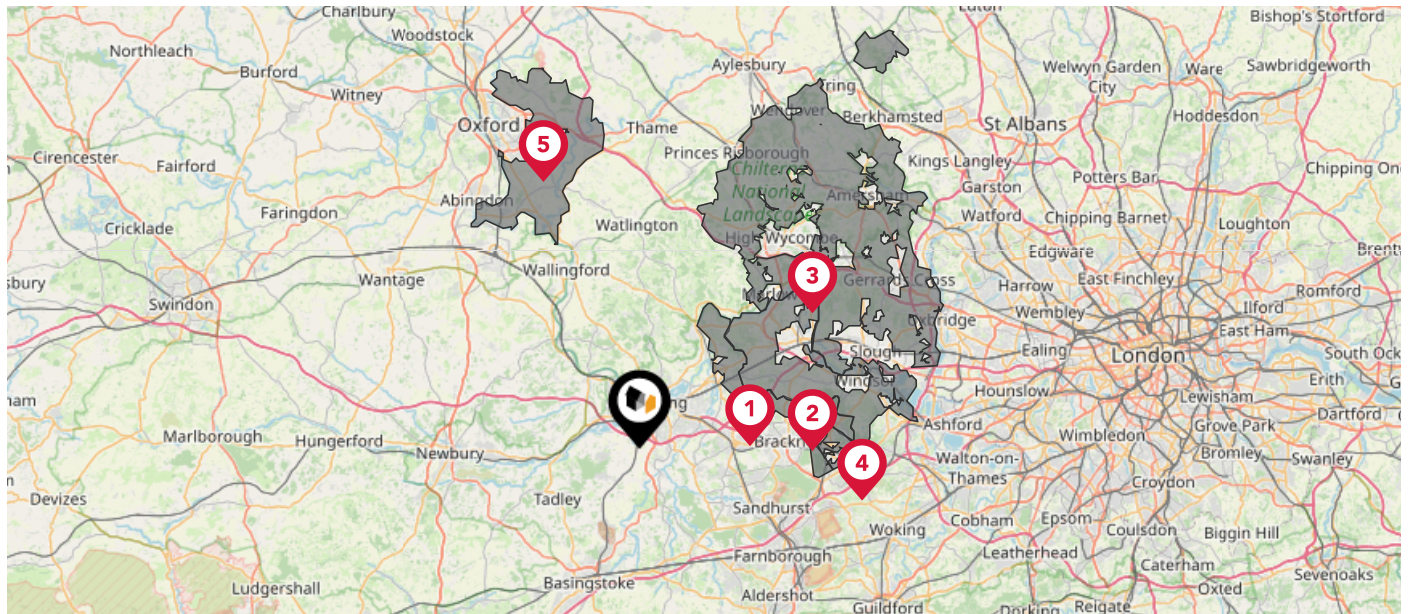


Maps

Green Belt



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



Nearby Green Belt Land

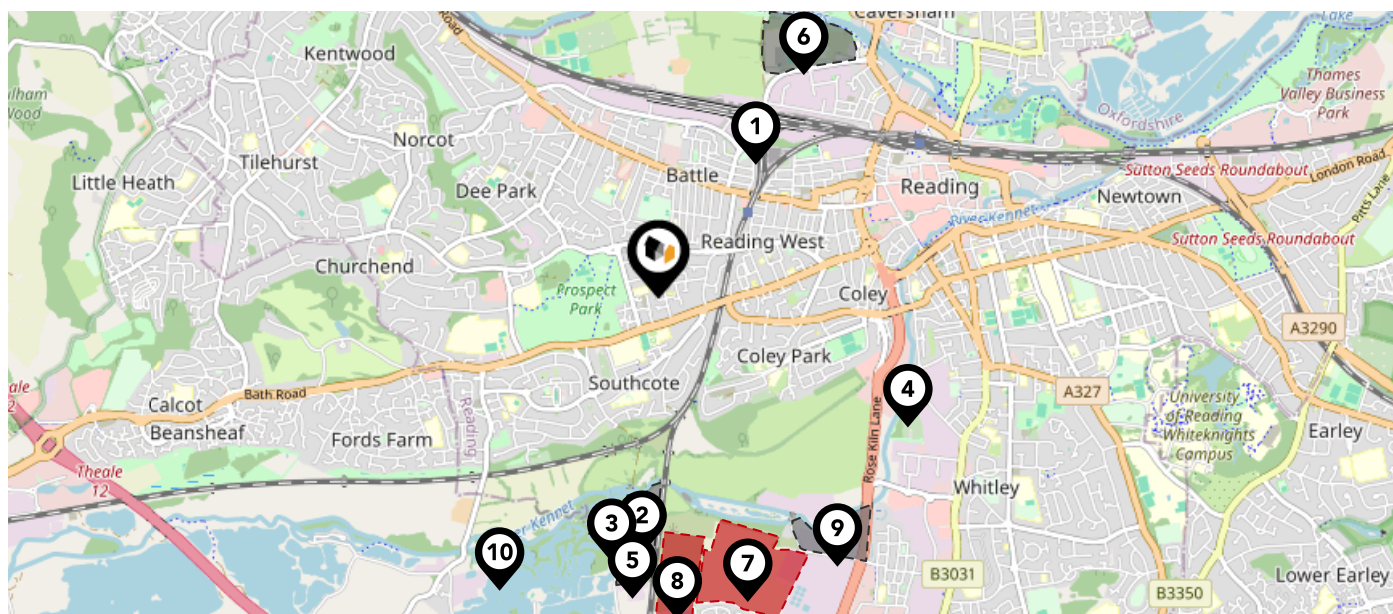
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  Oxford Green Belt - South Oxfordshire

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

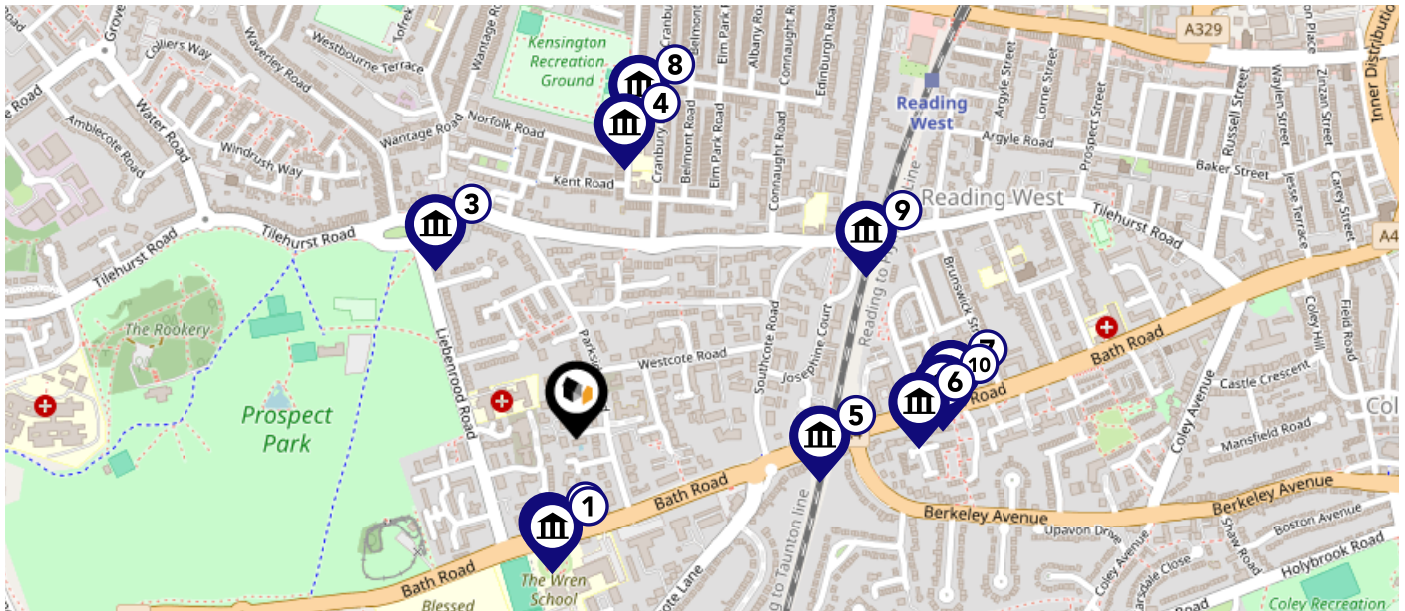
1	Cow Lane-Reading, Berkshire	Historic Landfill	
2	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
3	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
4	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
5	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
6	Richfield Avenue-Reading, Berkshire	Historic Landfill	
7	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	
8	No name provided by source	Active Landfill	
9	Island Road-Reading, Berkshire	Historic Landfill	
10	Weirside-Burghfield, Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

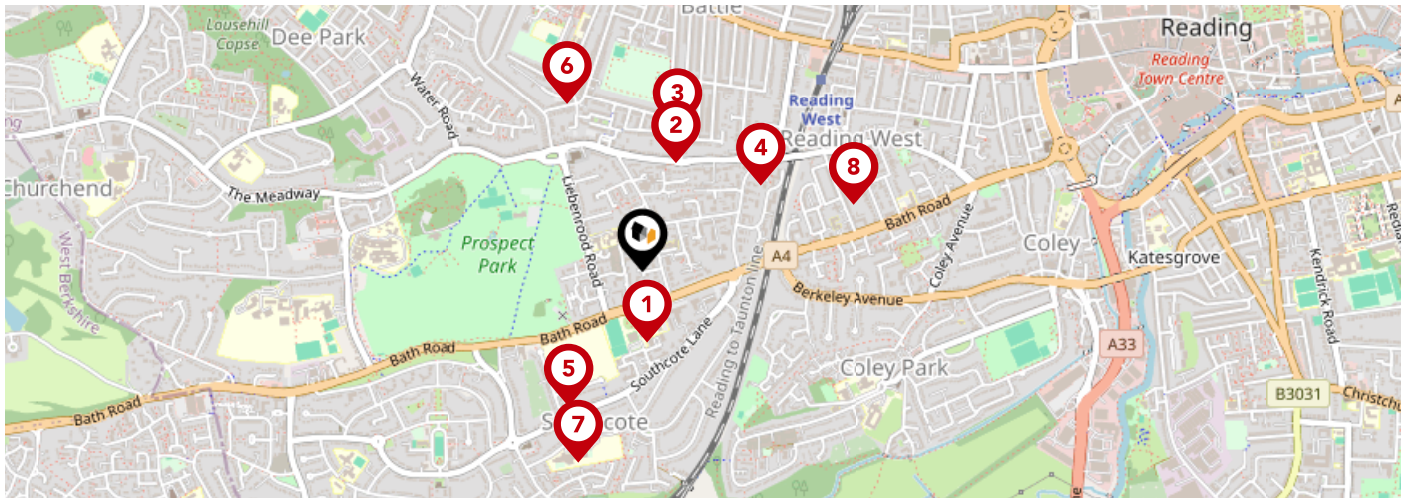


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



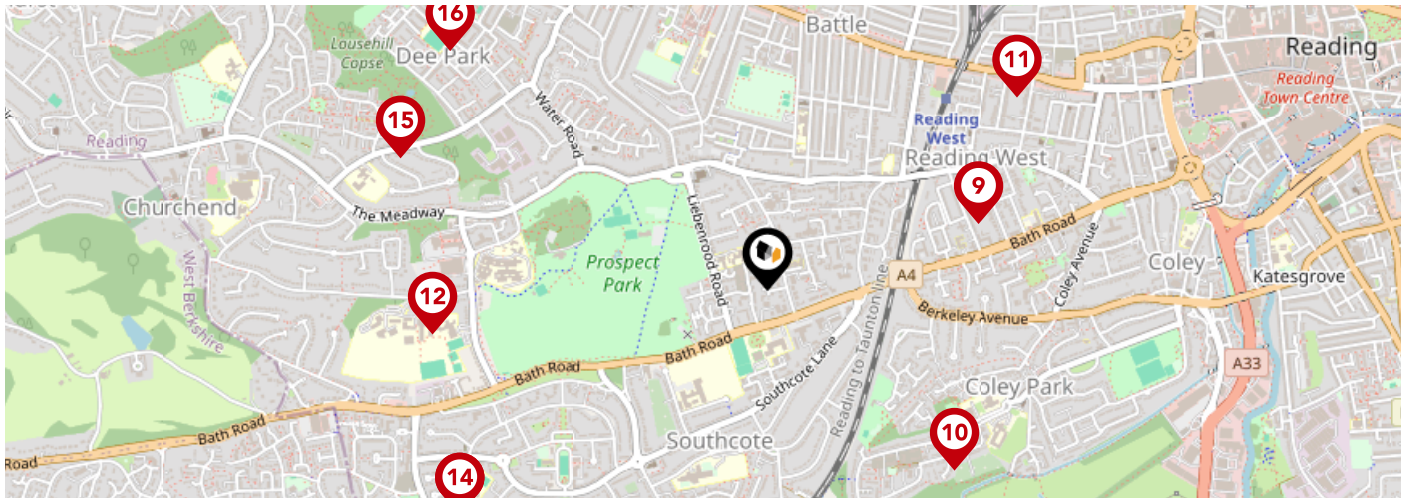
Listed Buildings in the local district		Grade	Distance
	1303794 - Boundary Stone Near No 76	Grade II	0.1 miles
	1321987 - 76, Bath Road	Grade II	0.1 miles
	1456862 - Church Of The English Martyrs, Tilehurst, Reading	Grade II	0.3 miles
	1393919 - Battle Primary School Including Caretaker's House, Former Cookery School, Manual Instruction Block And Boundary Railings And Gates	Grade II	0.3 miles
	1409263 - Bath Road Bridge (bke3729)	Grade II	0.3 miles
	1366003 - Mile Post Approximately 50 Metres South West Of Water Tower	Grade II	0.4 miles
	1321986 - 42, Bath Road	Grade II	0.4 miles
	1392034 - Church Of St Mark	Grade II	0.4 miles
	1409246 - Tilehurst Road Bridge (bke3709)	Grade II	0.4 miles
	1113397 - Water Tower	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.16	☐	☐	☒	☐	☐
2	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.26	☐	☐	☒	☐	☐
3	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.33	☐	☒	☐	☐	☐
4	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.34	☐	☒	☐	☐	☐
5	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.36	☐	☐	☒	☐	☐
6	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.43	☐	☒	☐	☐	☐
7	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.47	☐	☒	☐	☐	☐
8	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.51	☐	☒	☐	☐	☐

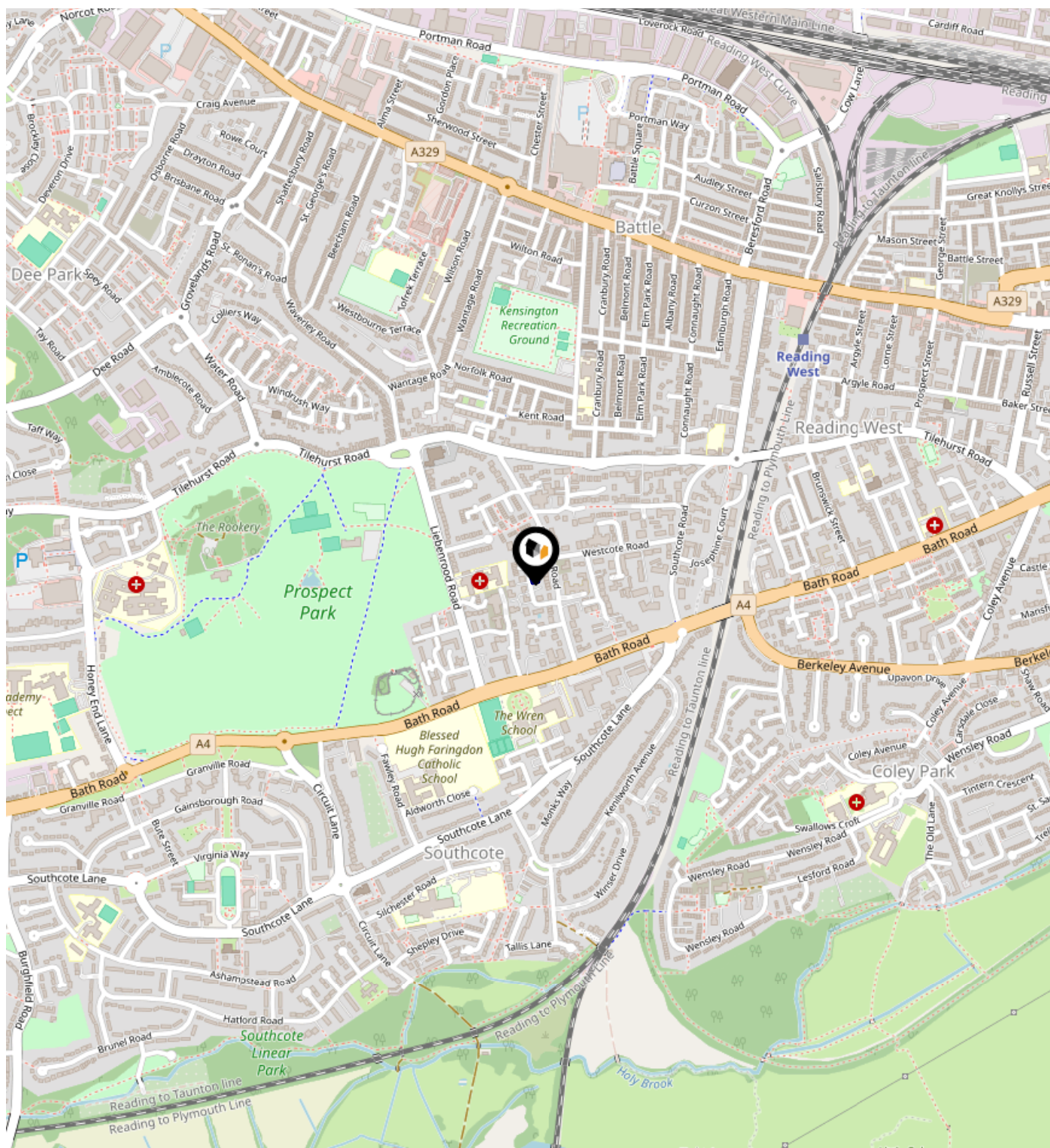
Area Schools



		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.51	☐	☒	☐	☐	☐
10	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.6	☐	☒	☐	☐	☐
11	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.73	☐	☒	☐	☐	☐
12	King's Academy Prospect Ofsted Rating: Good Pupils: 1217 Distance:0.78	☐	☐	☒	☐	☐
13	Manor Primary School Ofsted Rating: Good Pupils: 321 Distance:0.88	☐	☒	☐	☐	☐
14	The Holy Brook School Ofsted Rating: Good Pupils: 31 Distance:0.88	☐	☒	☐	☐	☐
15	English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 433 Distance:0.9	☐	☒	☐	☐	☐
16	Ranikhet Academy Ofsted Rating: Good Pupils: 247 Distance:0.92	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

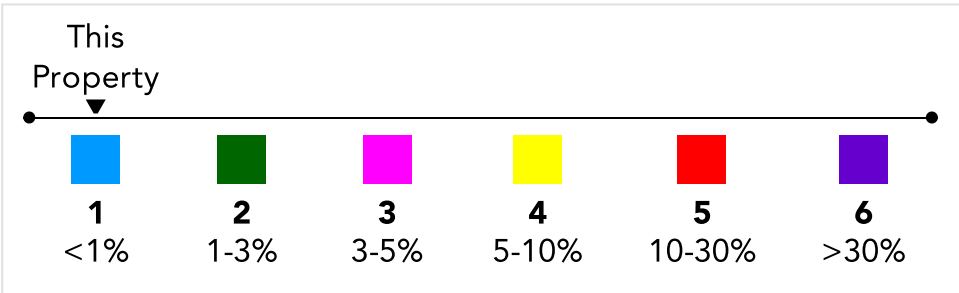
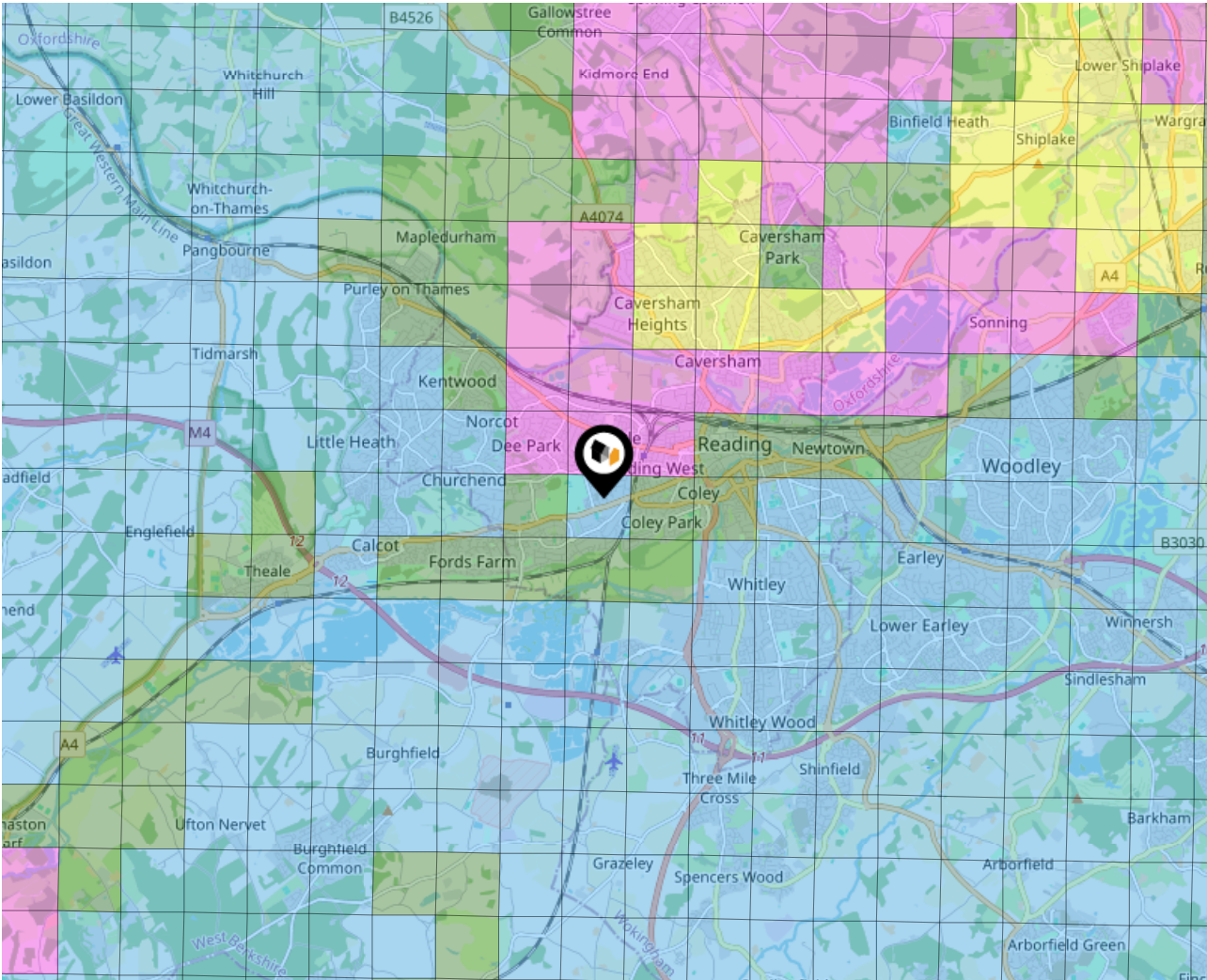
Environment

Radon Gas



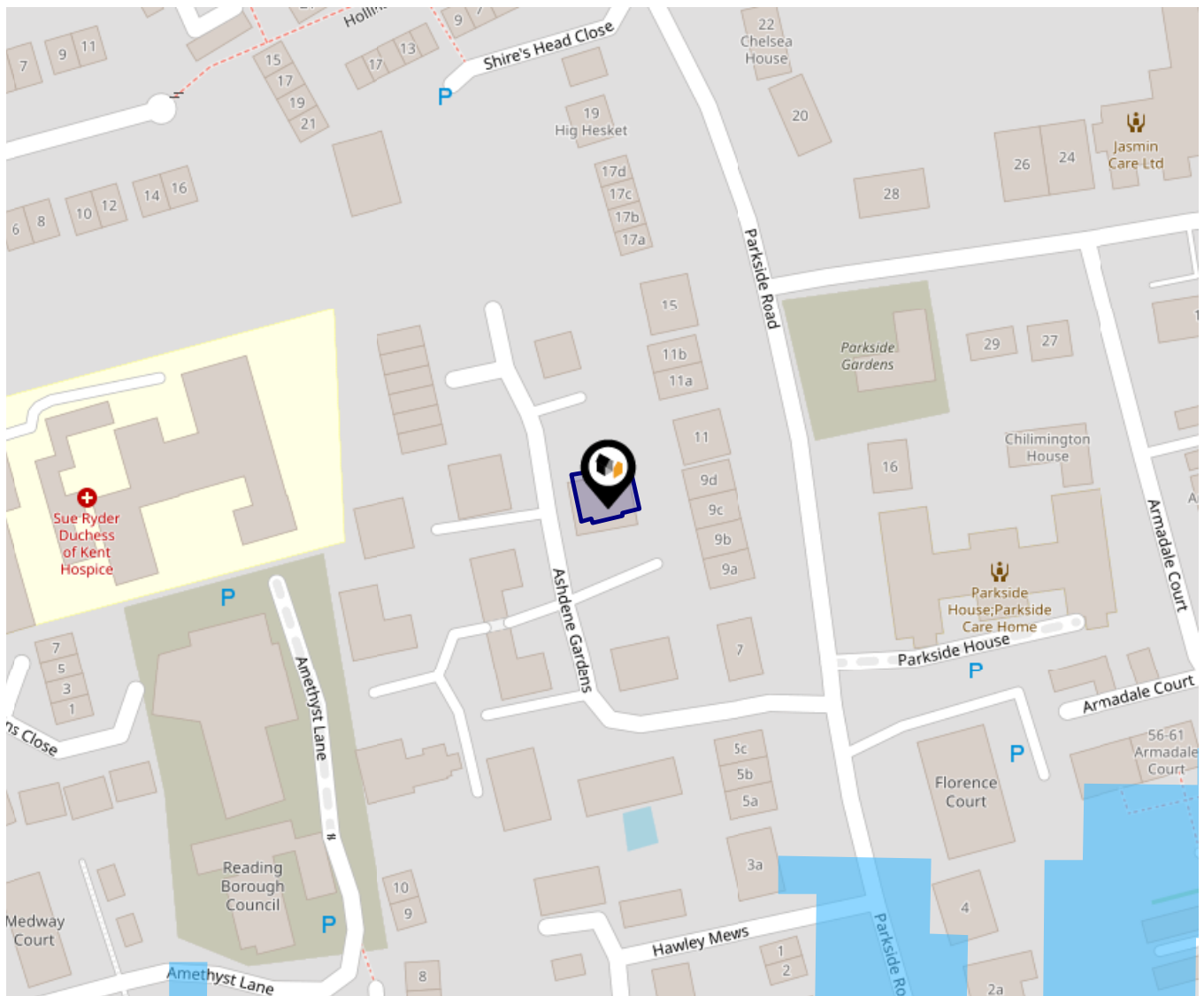
What is Radon?

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

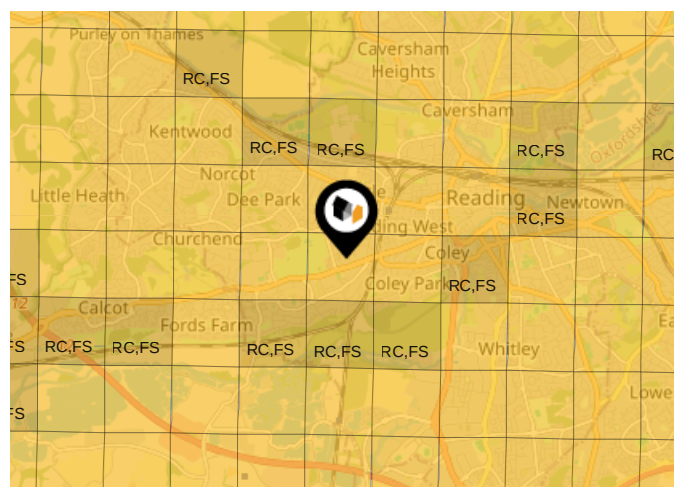
Environment

Soils & Clay



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

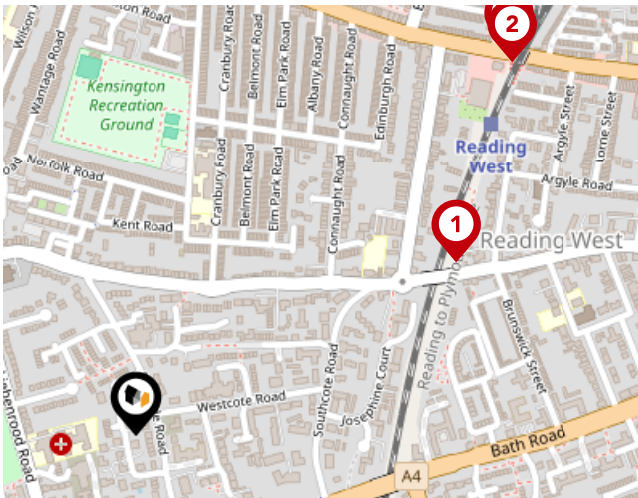


Primary Classifications (Most Common Clay Types)

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

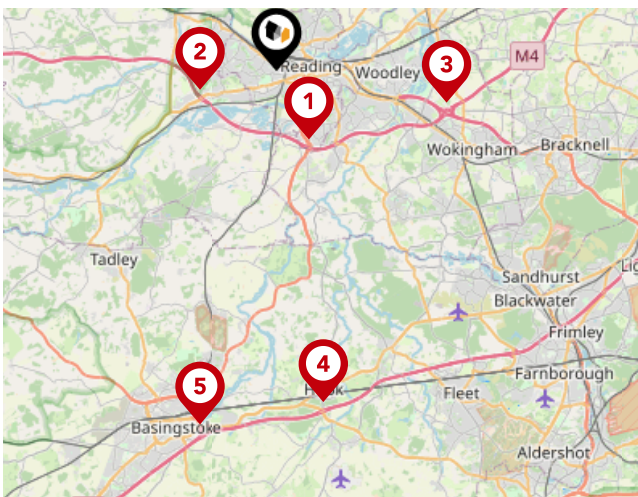
Area

Transport (National)



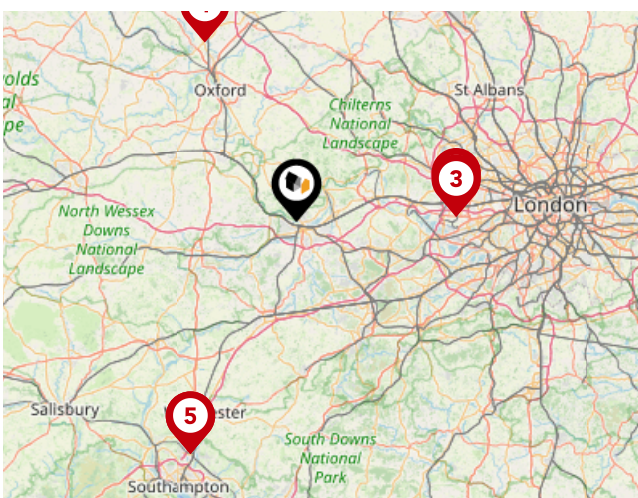
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.42 miles
2	Reading West Rail Station	0.61 miles
3	Reading West Rail Station	0.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.82 miles
2	M4 J12	2.89 miles
3	M4 J10	6.41 miles
4	M3 J5	12.44 miles
5	M3 J6	13.43 miles

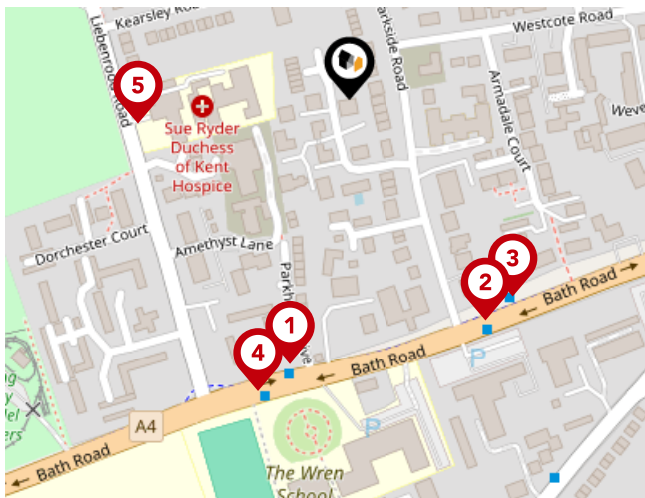


Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.72 miles
2	Heathrow Airport	23.65 miles
3	Heathrow Airport Terminal 4	23.82 miles
4	North Stoneham	37.88 miles
5	Southampton Airport	37.88 miles

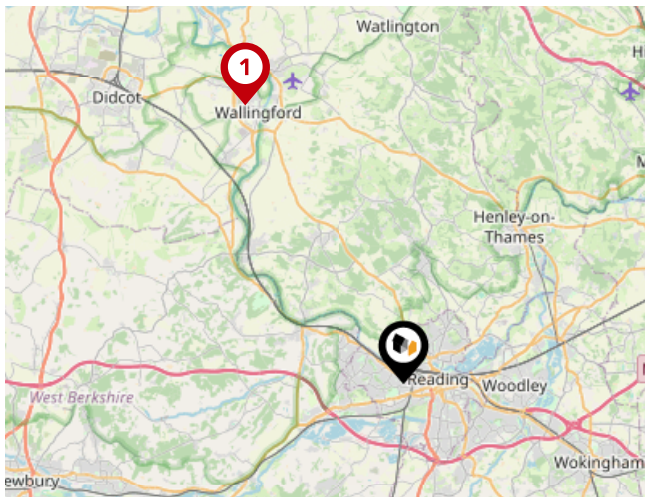
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Liebenrood Road	0.16 miles
2	Parkside Road	0.15 miles
3	Parkside Road	0.15 miles
4	Liebenrood Road	0.18 miles
5	Dellwood Hospital	0.12 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.81 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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