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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th September 2026



Kiel Holder
Your Estate Agent in Reading

REGENT COURT, READING, RG1

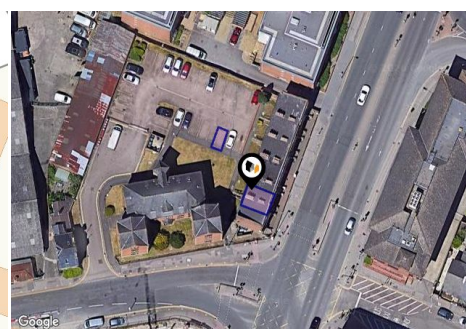
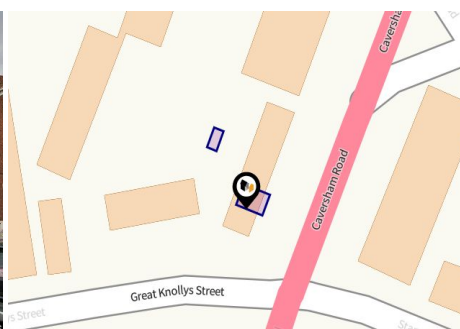
Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.01 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£2,032
Title Number:	BK474442

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	180 mb/s	- mb/s
		

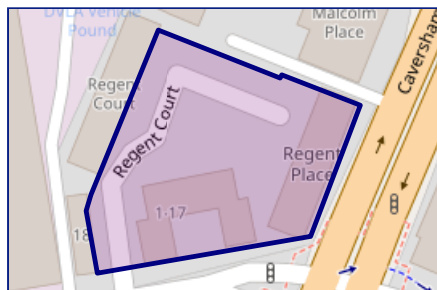
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

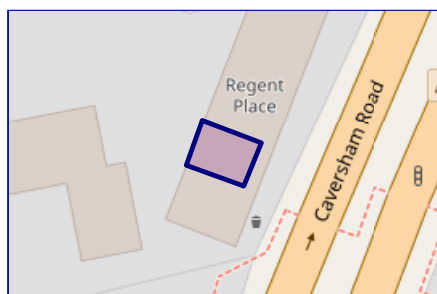


Freehold Title Plan



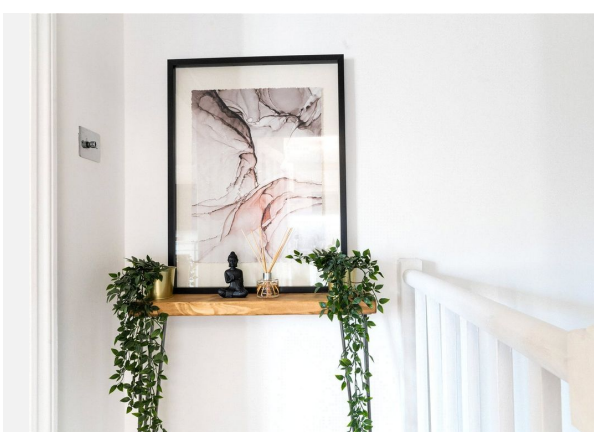
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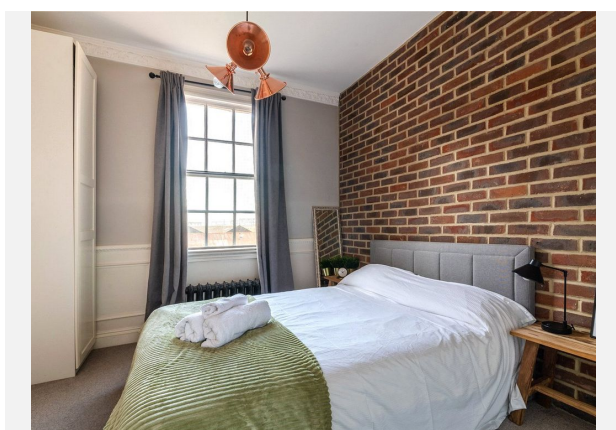
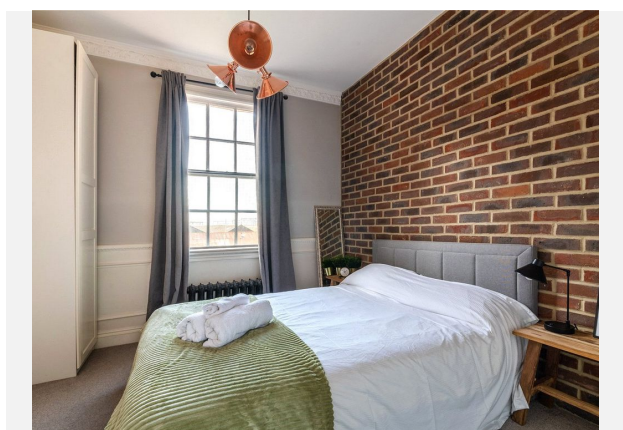
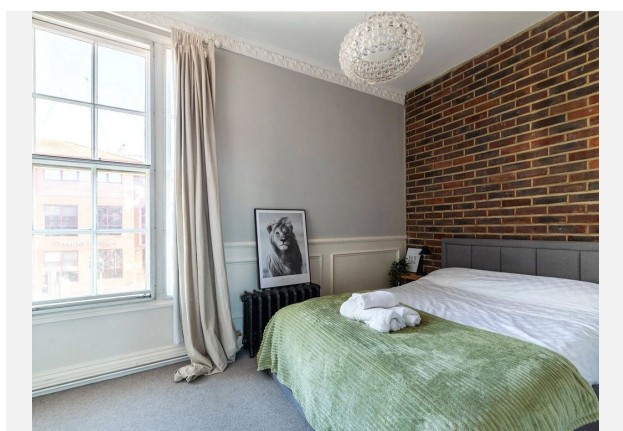
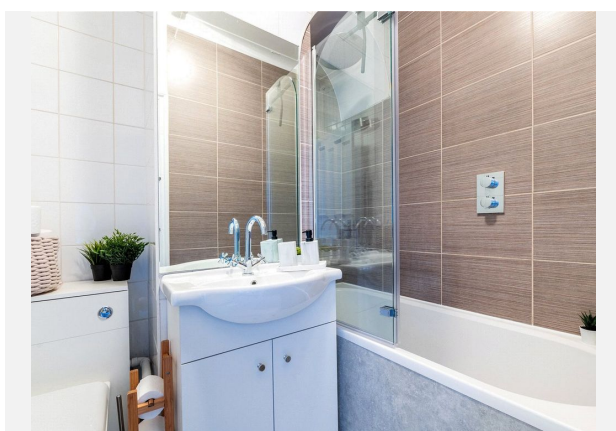
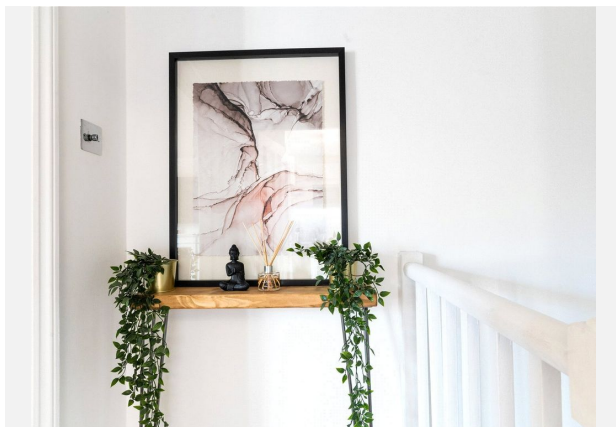
Leasehold Title Plan



BK474442

Start Date: 18/02/2016
End Date: 25/06/2165
Lease Term: 150 years from 25 June 2015
Term Remaining: 138 years





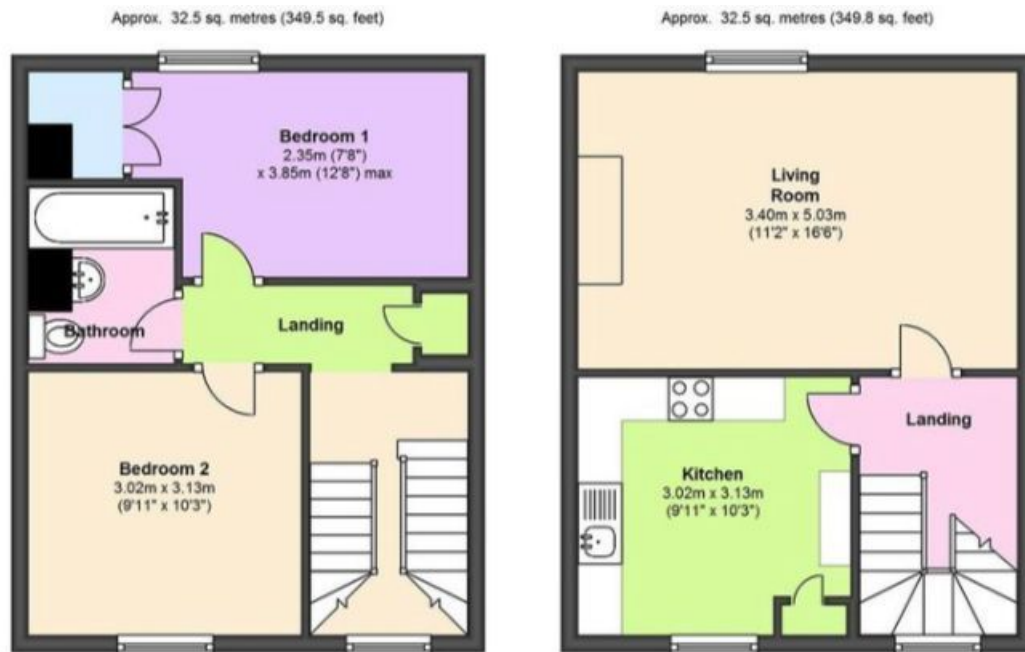




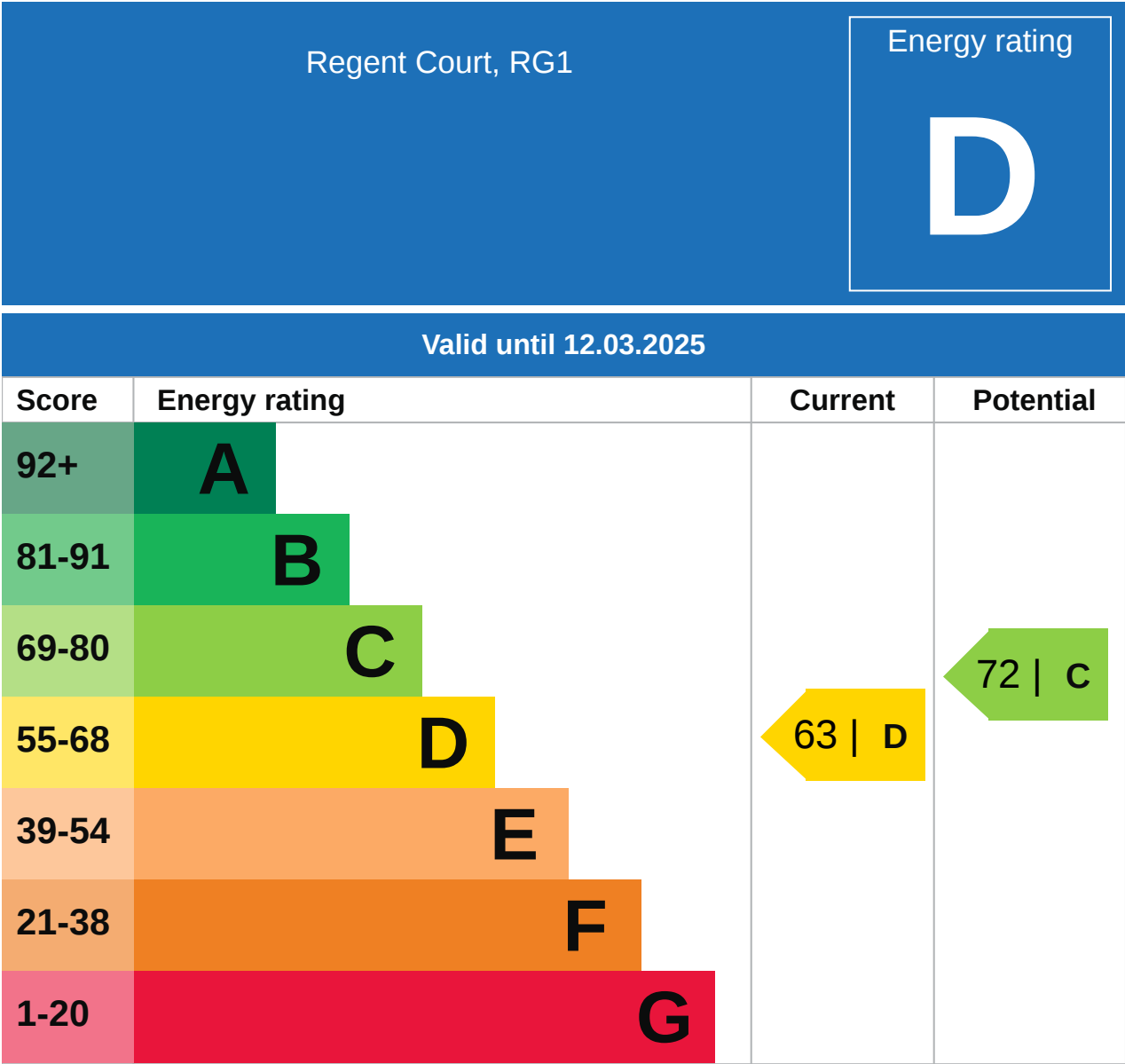
REGENT COURT, READING, RG1



REGENT COURT, READING, RG1



Property
EPC - Certificate



Additional EPC Data

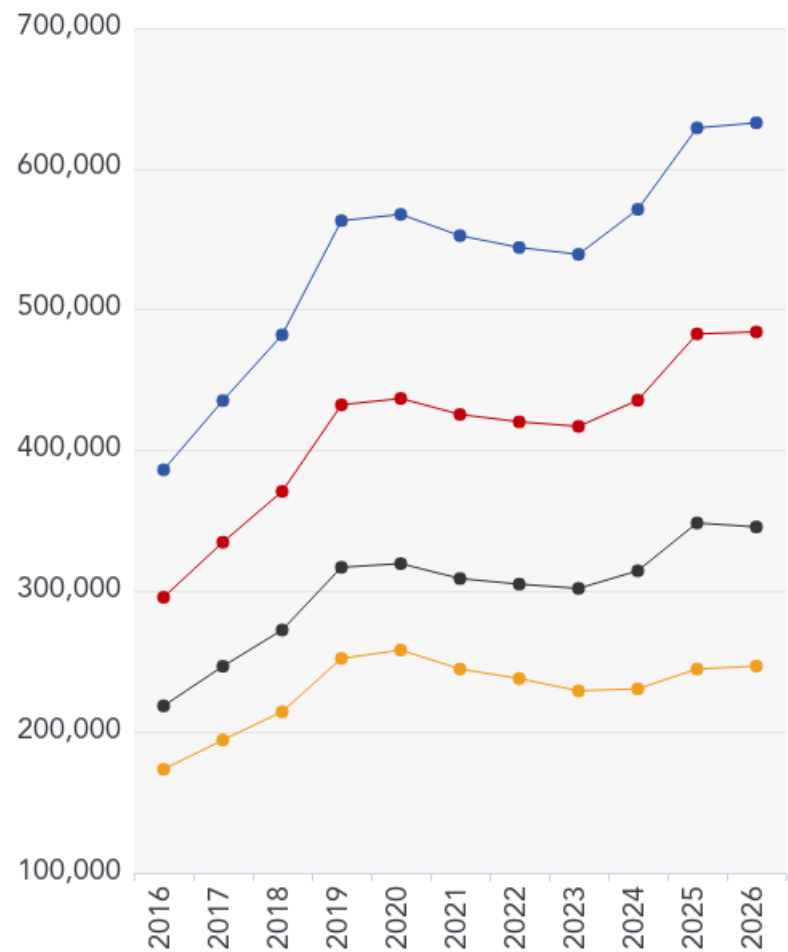
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	67 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%

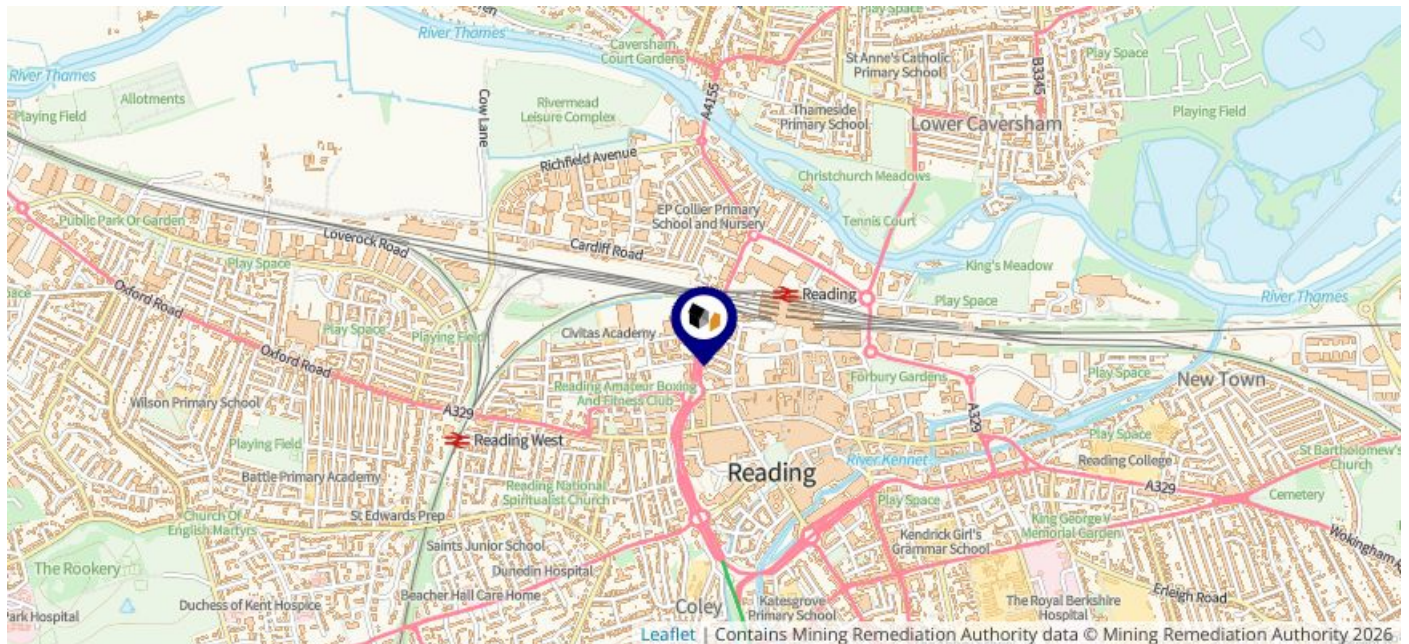
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

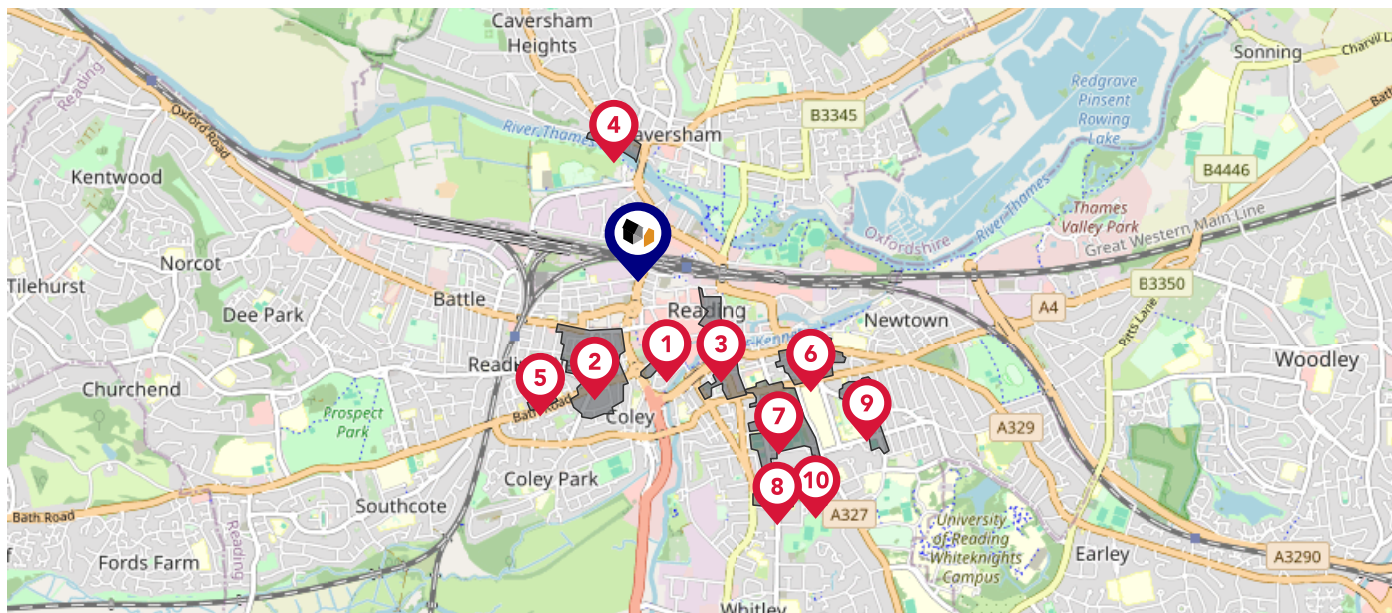
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



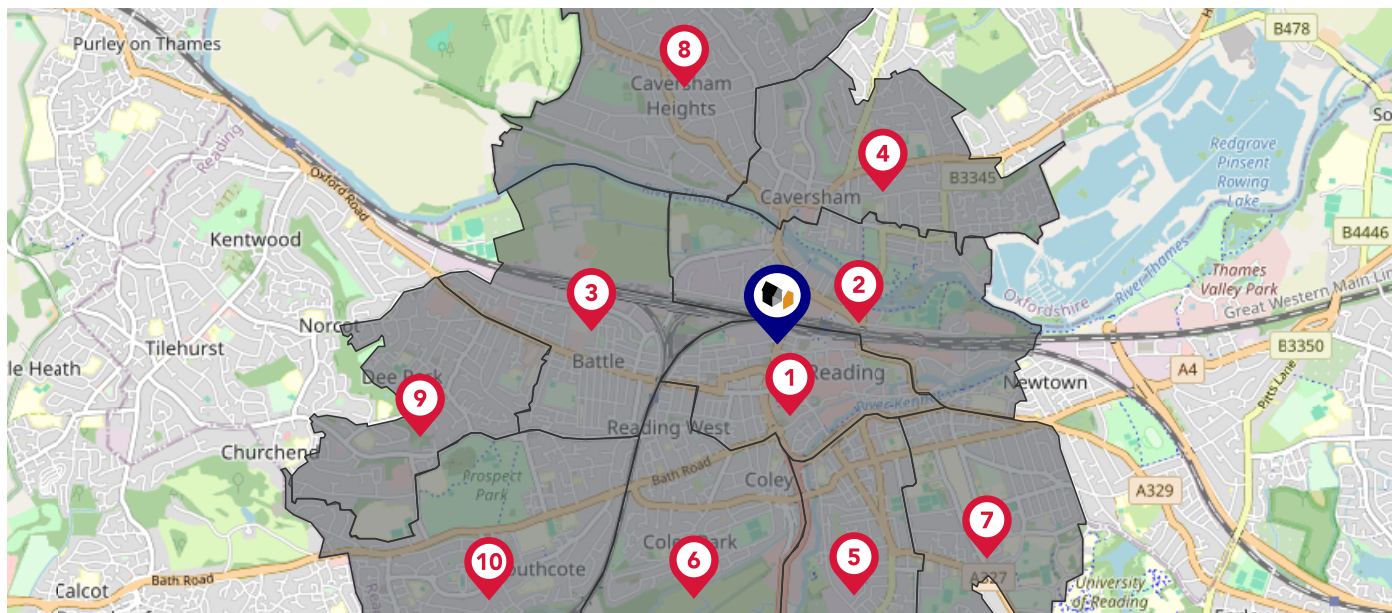
Nearby Conservation Areas

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

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

1

Abbey Ward

2

Thames Ward

3

Battle Ward

4

Caversham Ward

5

Katesgrove Ward

6

Coley Ward

7

Redlands Ward

8

Caversham Heights Ward

9

Norcot Ward

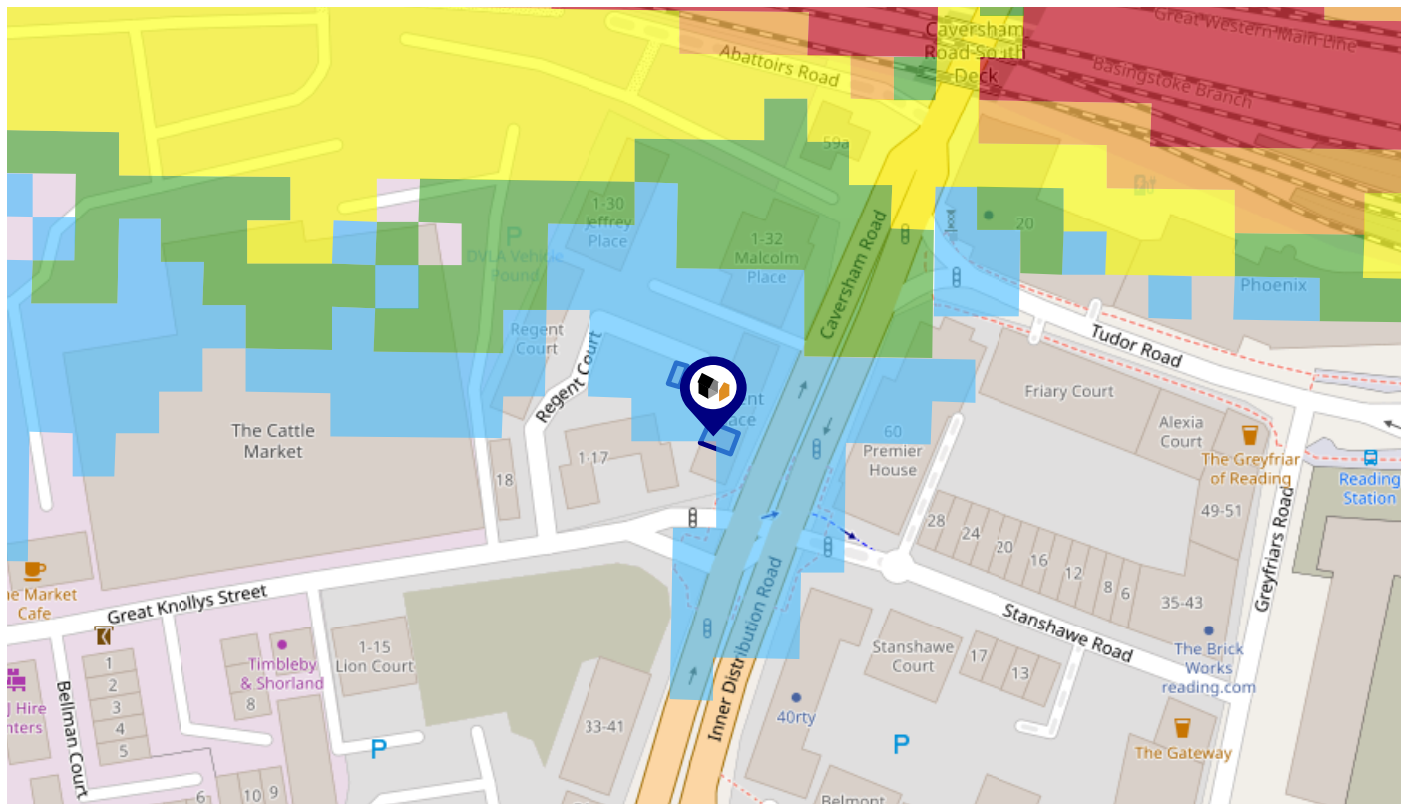
10

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.

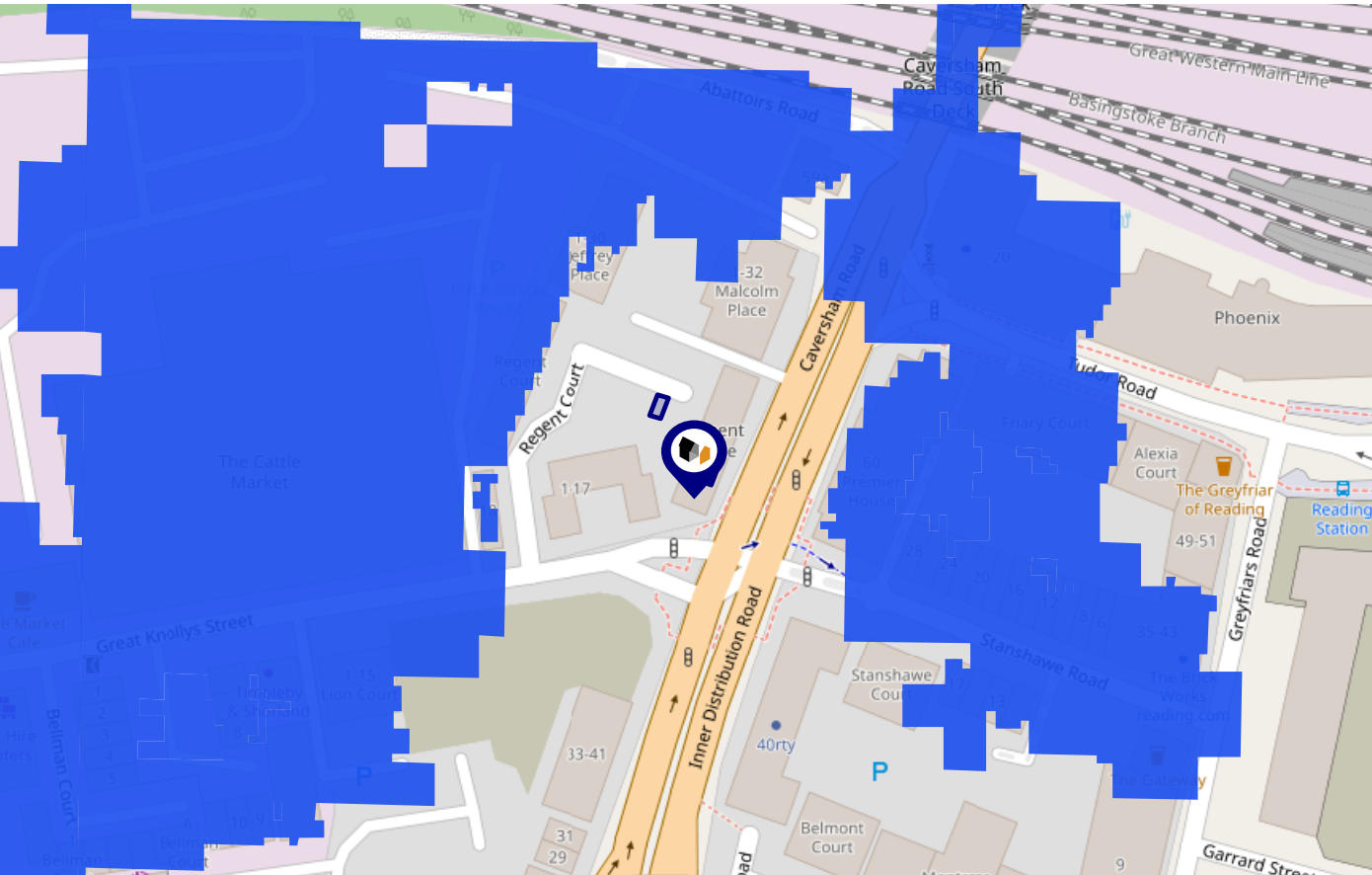
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

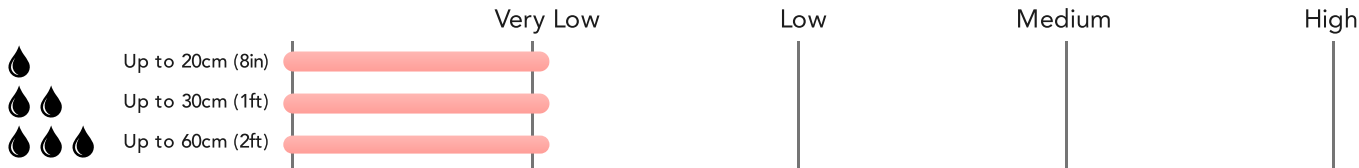


Risk Rating: Very low

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:

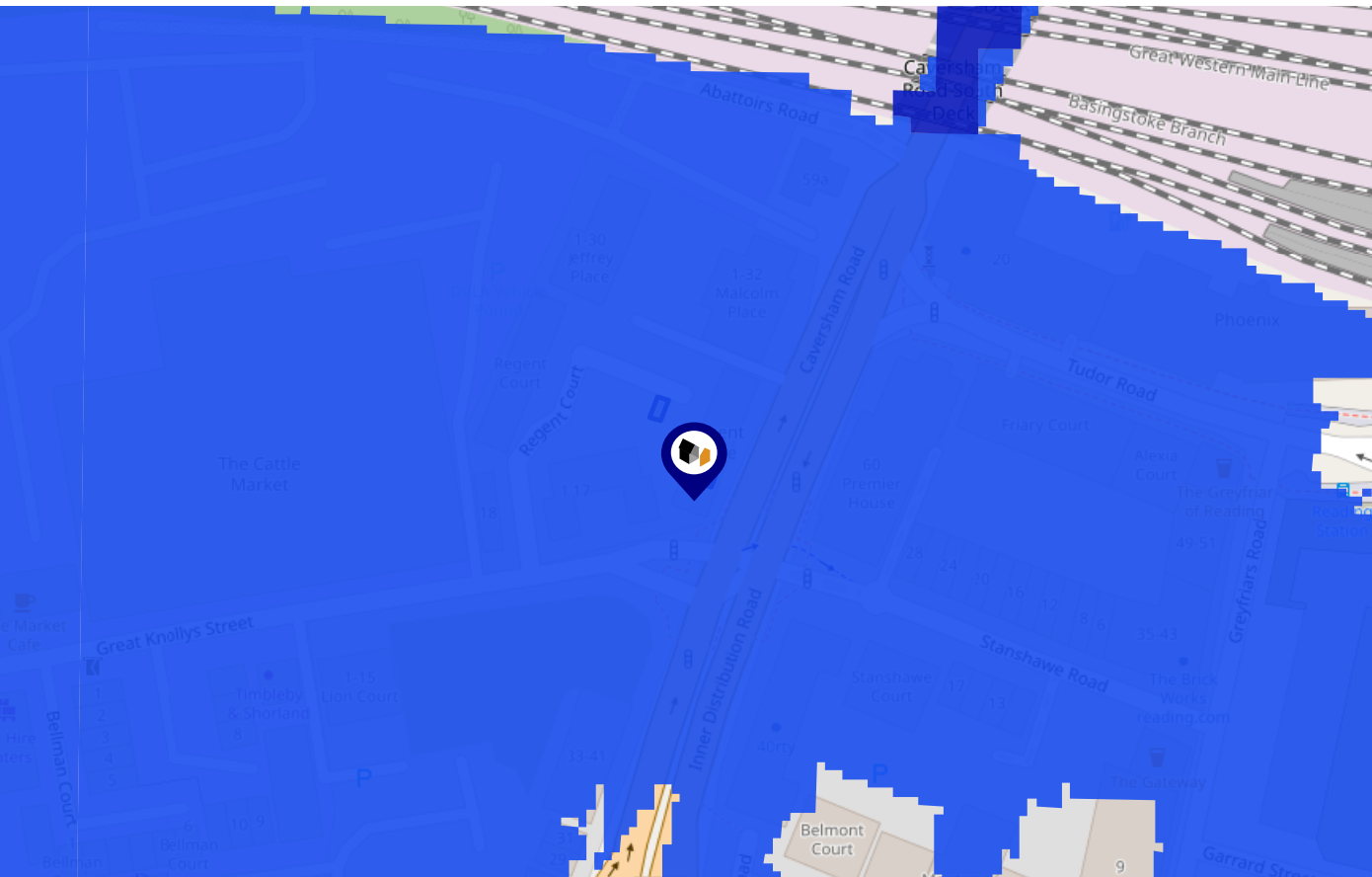


Flood Risk

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.



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.

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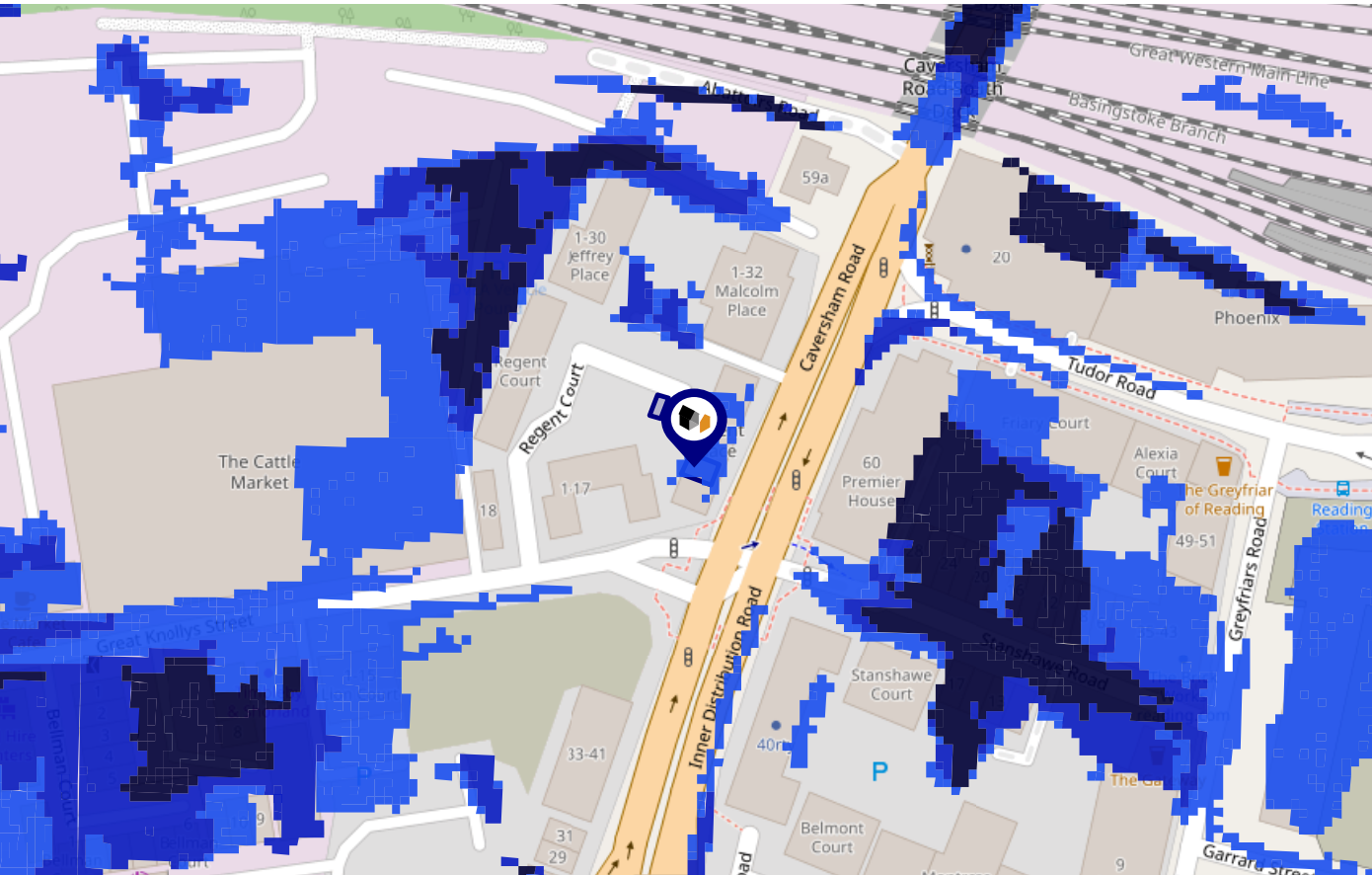
Chance of flooding to the following depths at this property:



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

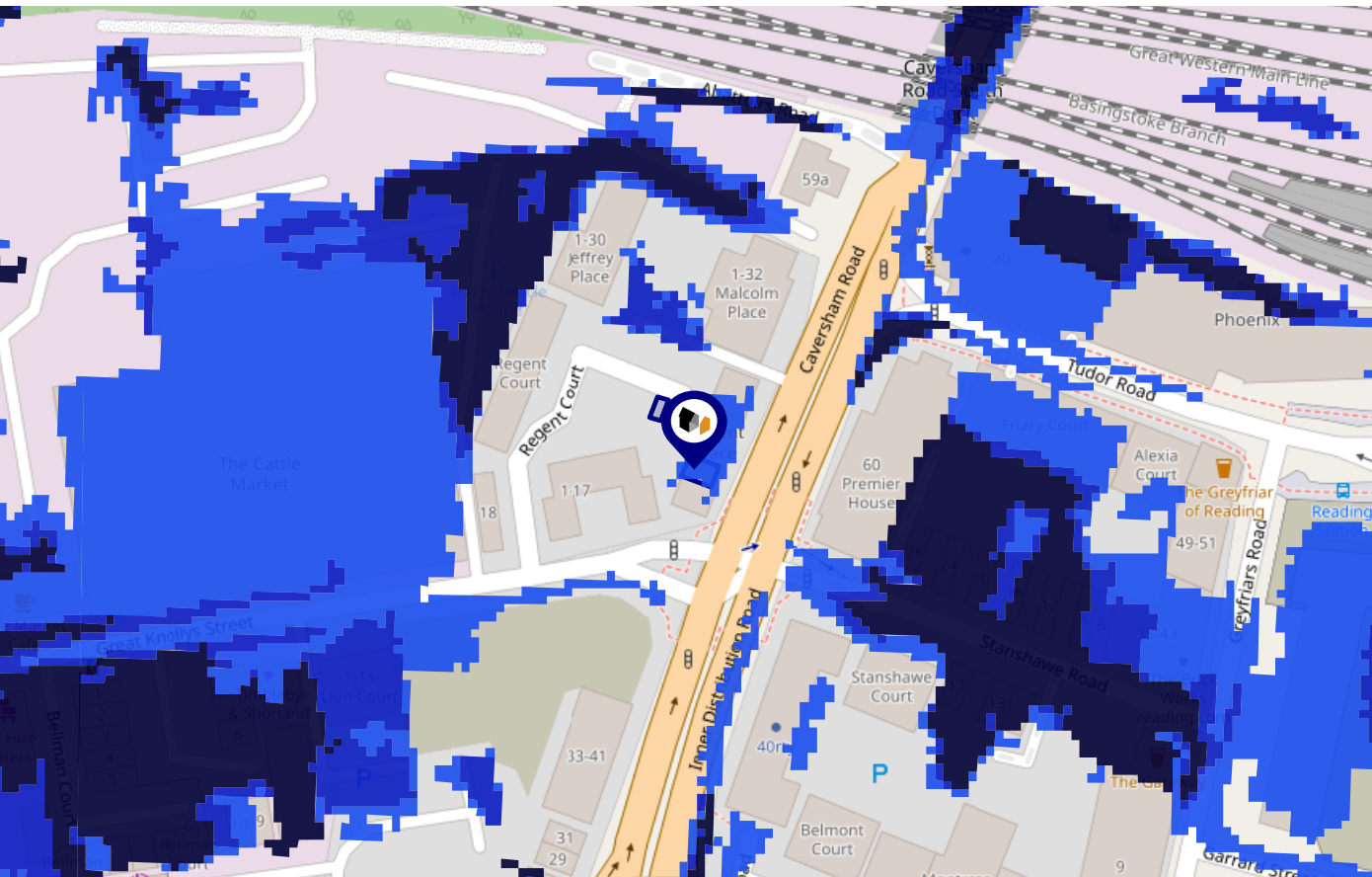


Flood Risk

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

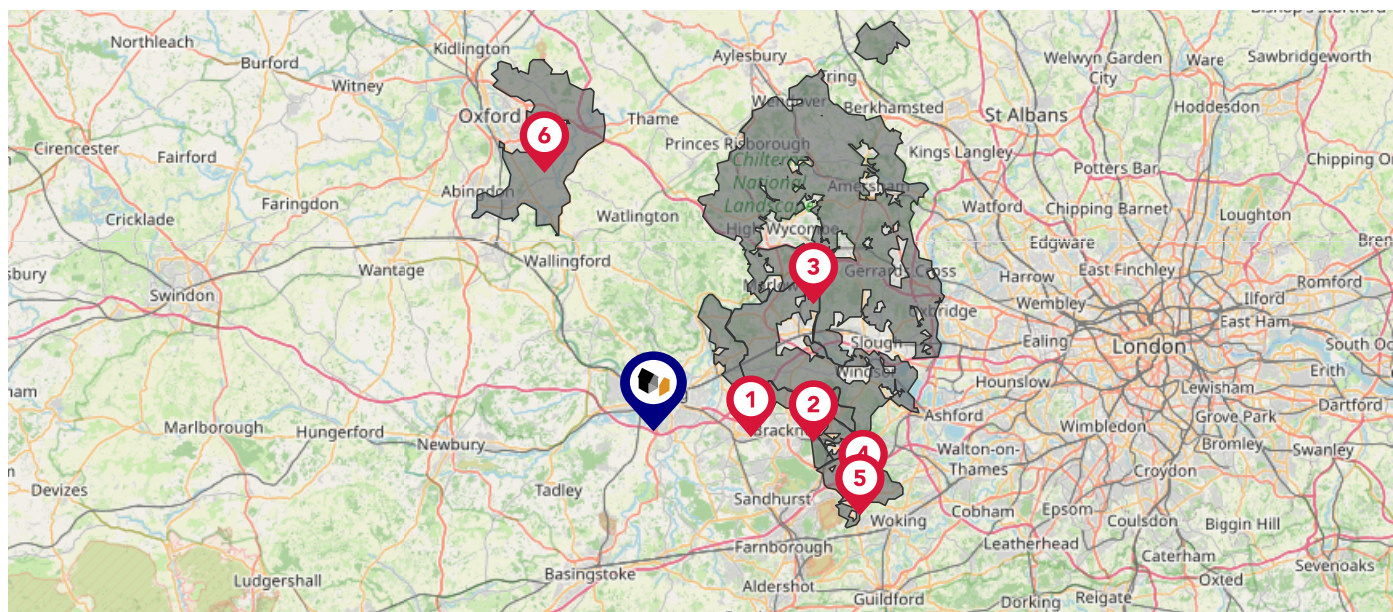
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



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

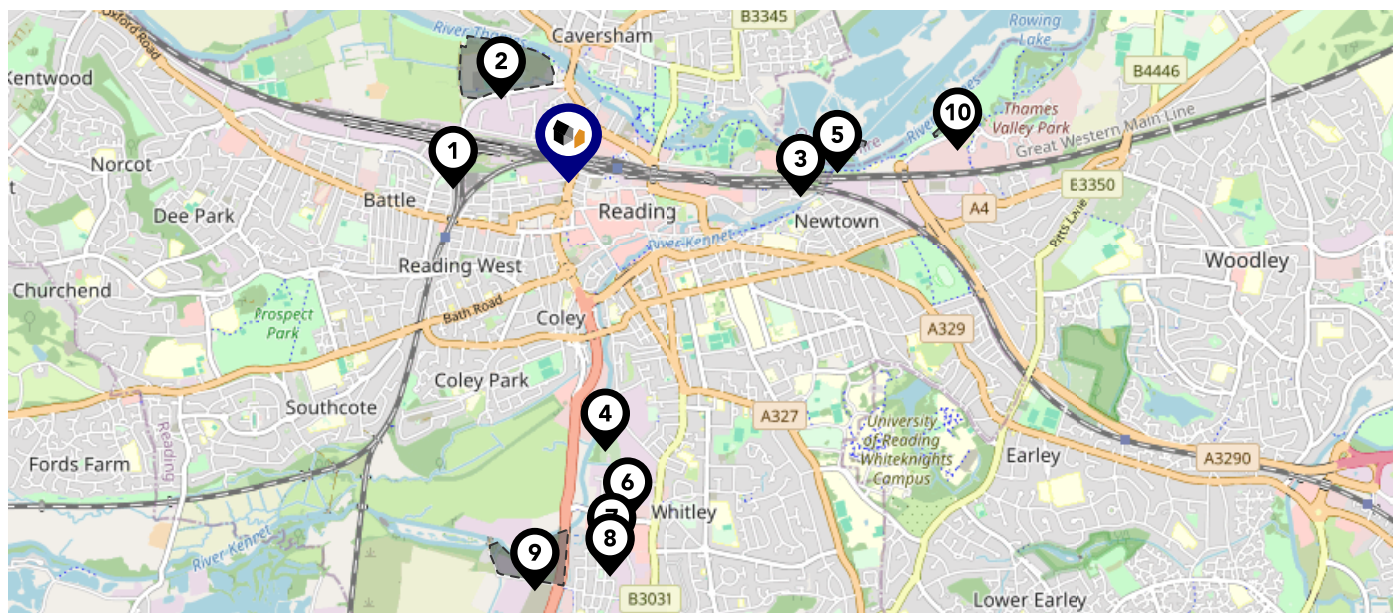


Oxford Green Belt - South Oxfordshire

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.



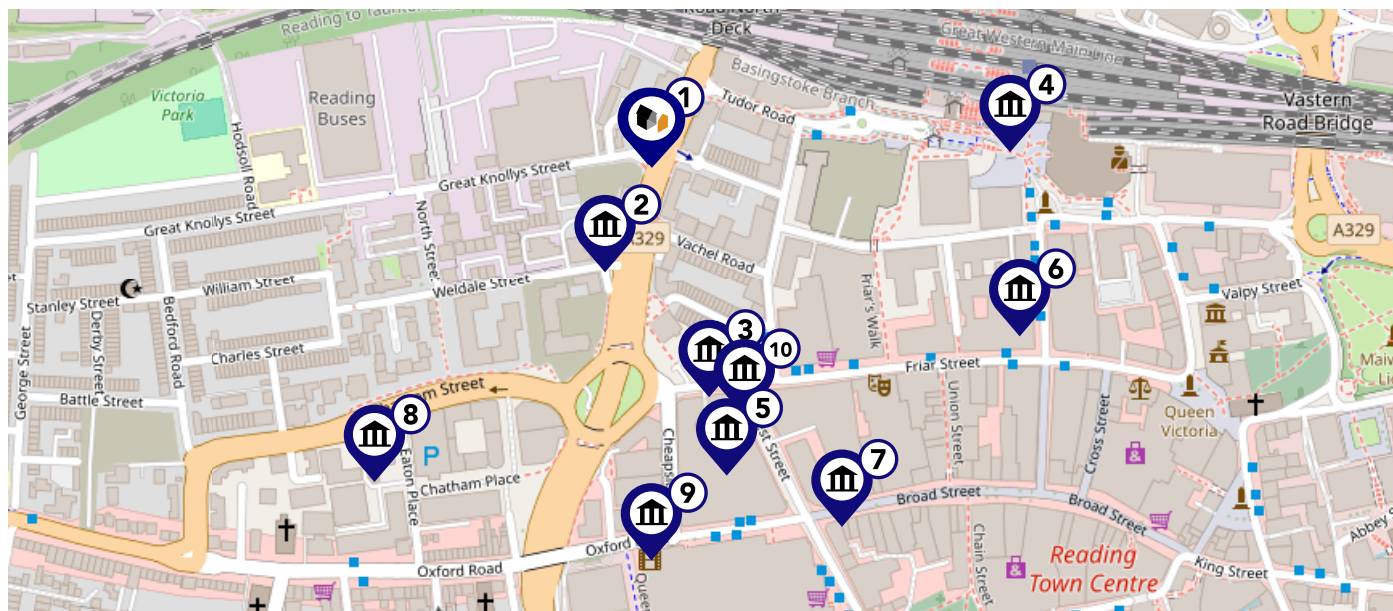
Nearby Landfill Sites

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

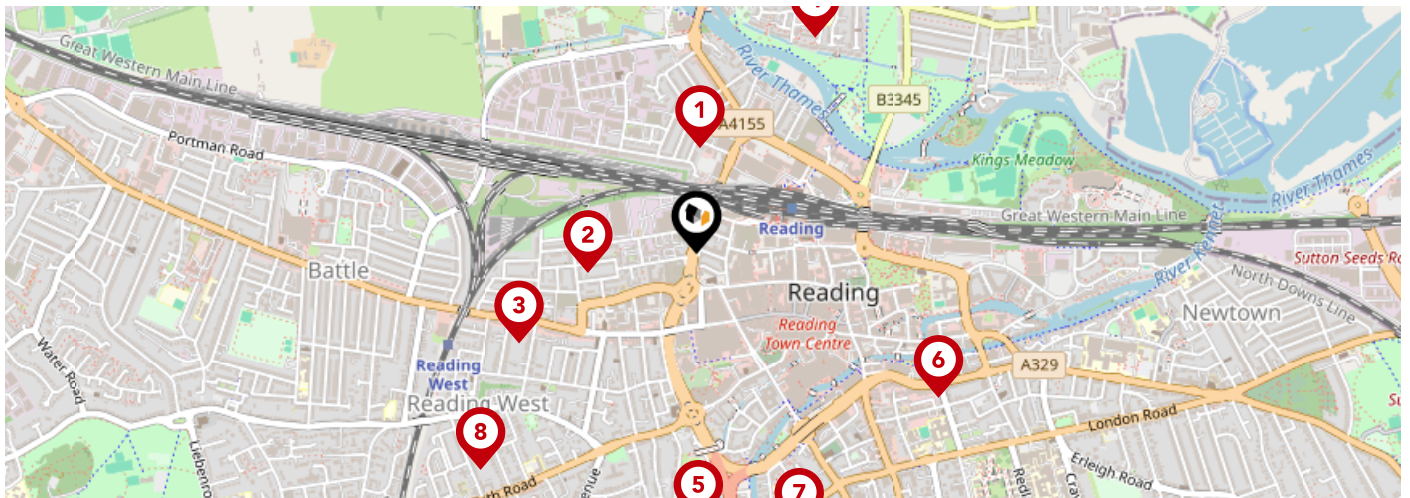
Maps

Listed Buildings

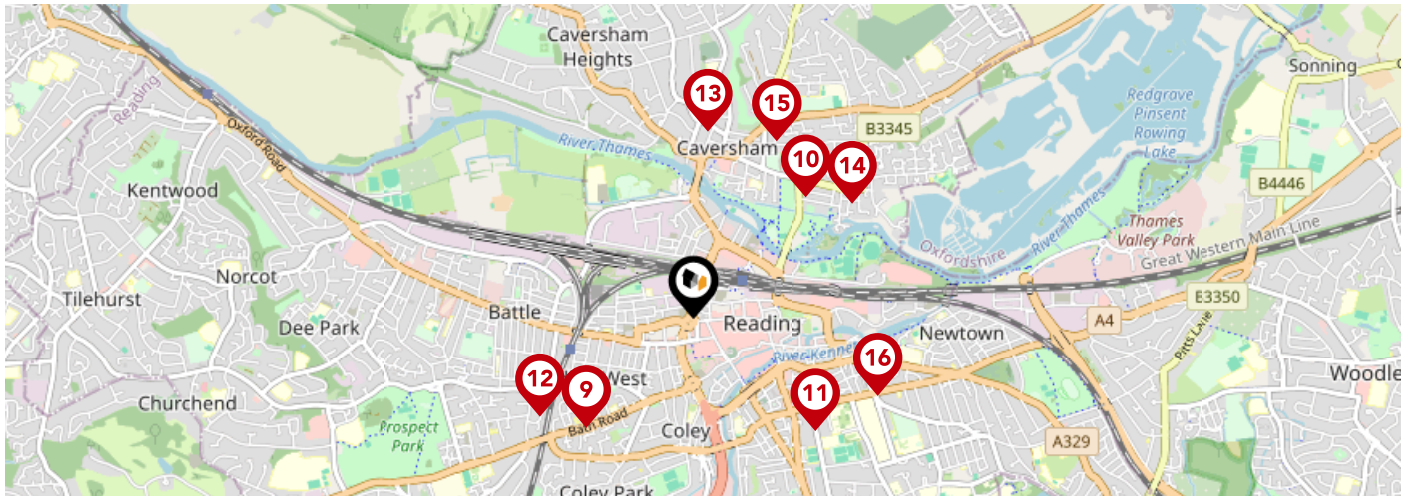
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1113434 - Regent Place	Grade II	0.0 miles
	1113433 - 29 And 31, Caversham Road	Grade II	0.1 miles
	1321952 - Greyfriars Church	Grade I	0.1 miles
	1321892 - Main Building Of Reading General Station	Grade II	0.2 miles
	1113613 - W I Palmer Memorial Hall	Grade II	0.2 miles
	1113590 - 13 And 15, Station Road	Grade II	0.2 miles
	1113405 - 67 And 68, Broad Street	Grade II	0.2 miles
	1113435 - Butler's Wine Vaults	Grade II	0.2 miles
	1113436 - 3 And 5, Cheapside (see Details For Further Address Information)	Grade II	0.2 miles
	1113487 - Quadrant Walls And Railings To Former No 64 (greyfriars Vicarage)	Grade II	0.2 miles



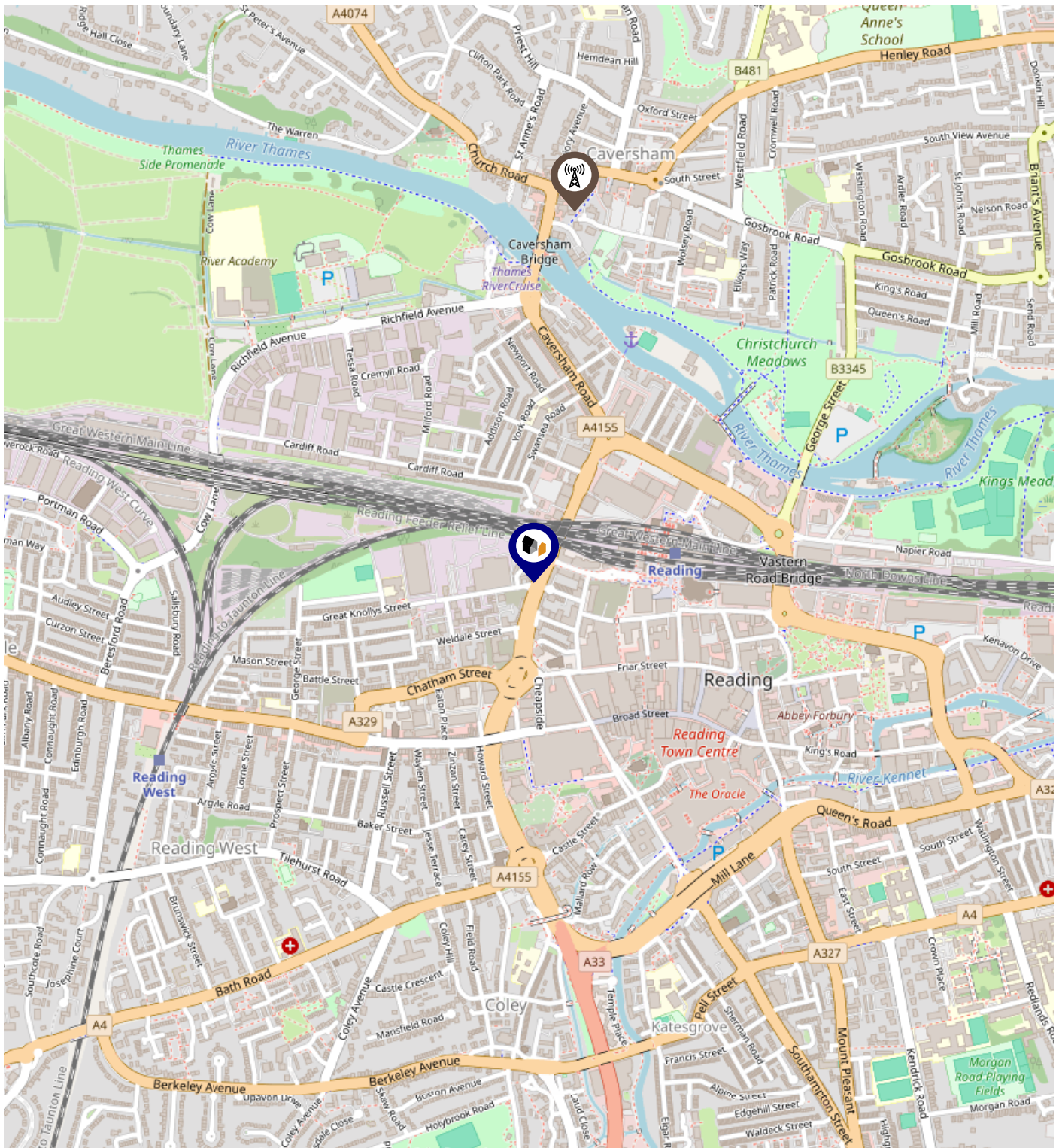
		Nursery	Primary	Secondary	College	Private
1	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:0.24	☐	☒	☐	☐	☐
2	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.25	☐	☒	☐	☐	☐
3	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.46	☐	☒	☐	☐	☐
4	Thameside Primary School Ofsted Rating: Good Pupils: 374 Distance:0.57	☐	☒	☐	☐	☐
5	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.62	☐	☒	☐	☐	☐
6	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.65	☐	☐	☒	☐	☐
7	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.68	☐	☒	☐	☐	☐
8	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.71	☐	☒	☐	☐	☐
10	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 178 Distance:0.76	☐	☒	☐	☐	☐
11	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.76	☐	☐	☒	☐	☐
12	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.84	☐	☒	☐	☐	☐
13	Hemdean House School Ofsted Rating: Not Rated Pupils: 44 Distance:0.87	☐	☒	☐	☐	☐
14	New Bridge Nursery School Ofsted Rating: Outstanding Pupils: 68 Distance:0.9	☒	☐	☐	☐	☐
15	Queen Anne's School Ofsted Rating: Not Rated Pupils: 403 Distance:0.91	☐	☐	☒	☐	☐
16	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.92	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

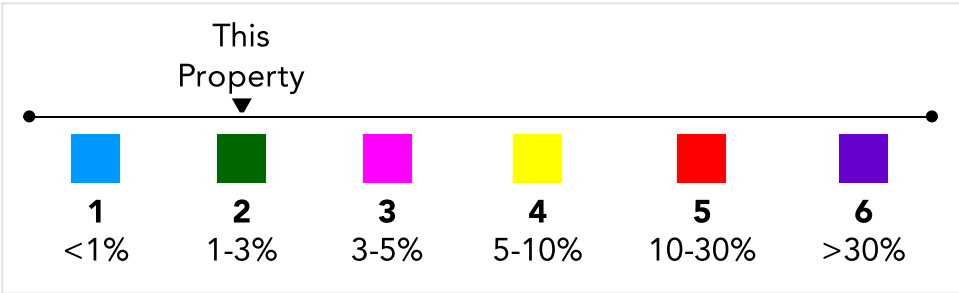
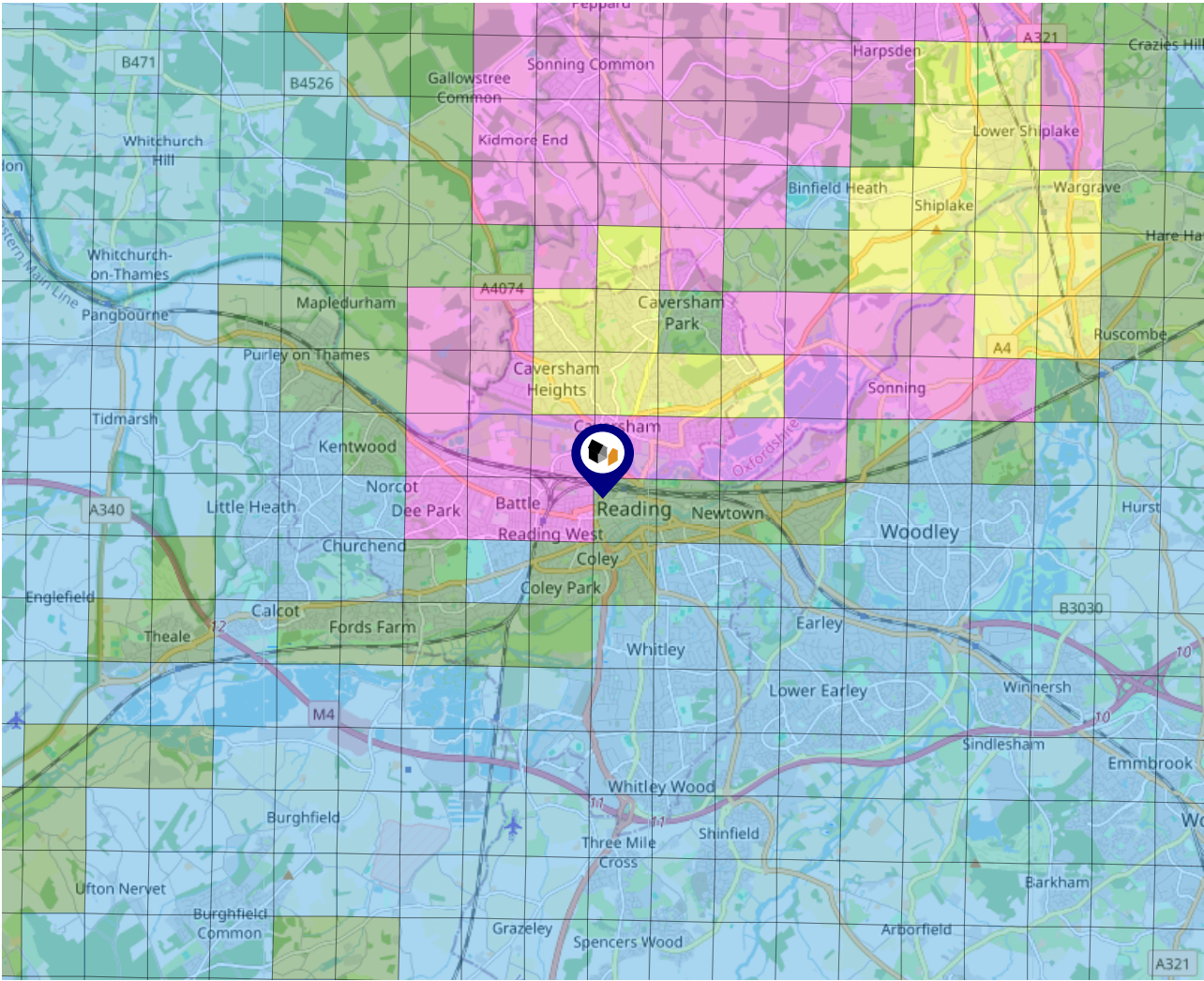


Key:

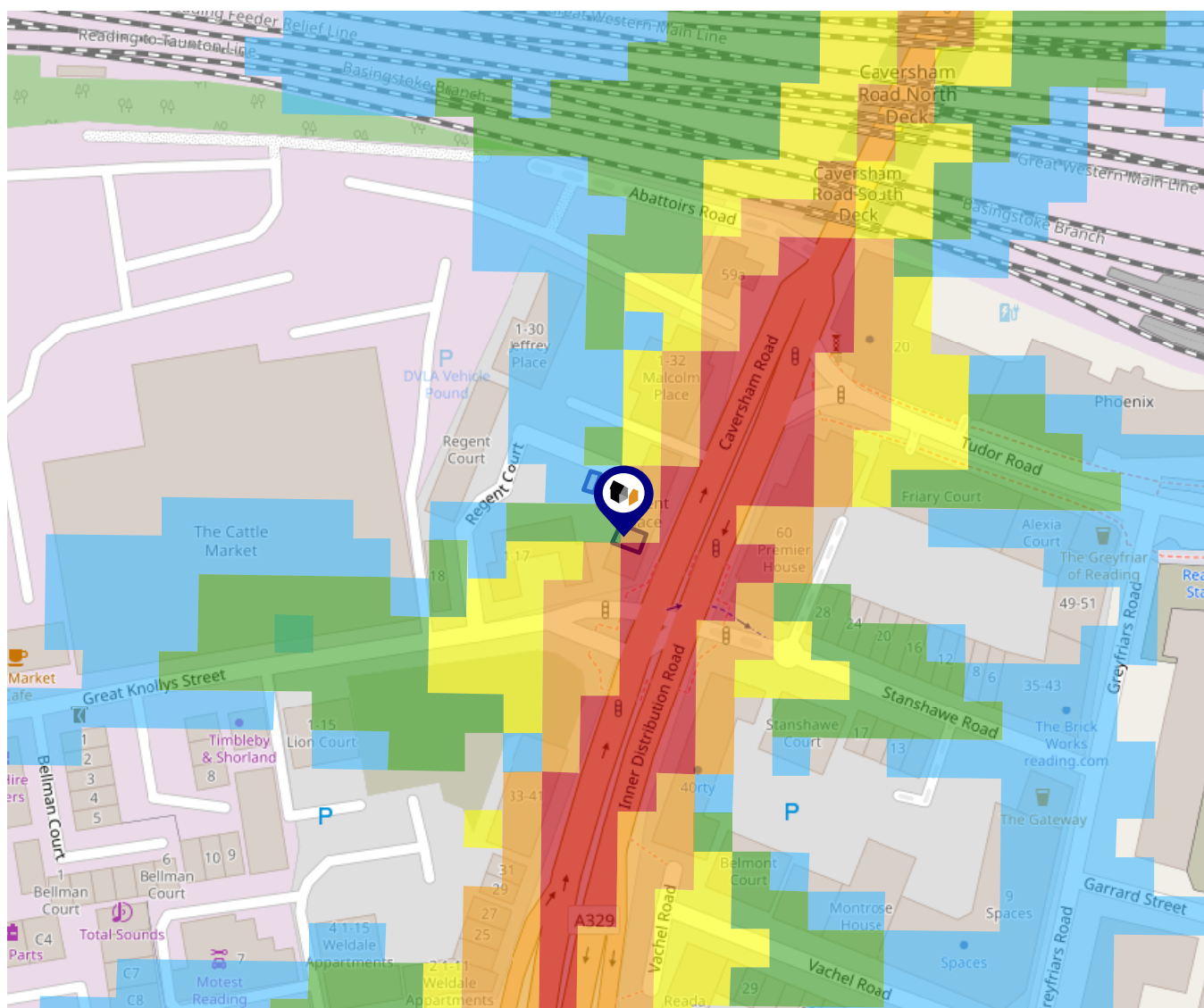
-  Power Pylons
-  Communication Masts

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

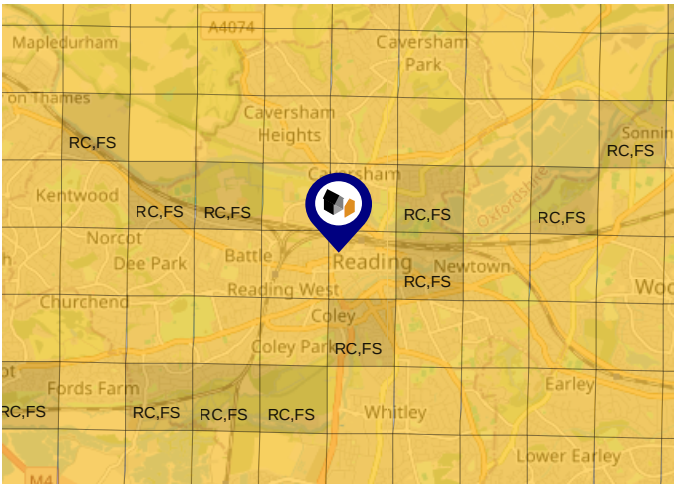


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

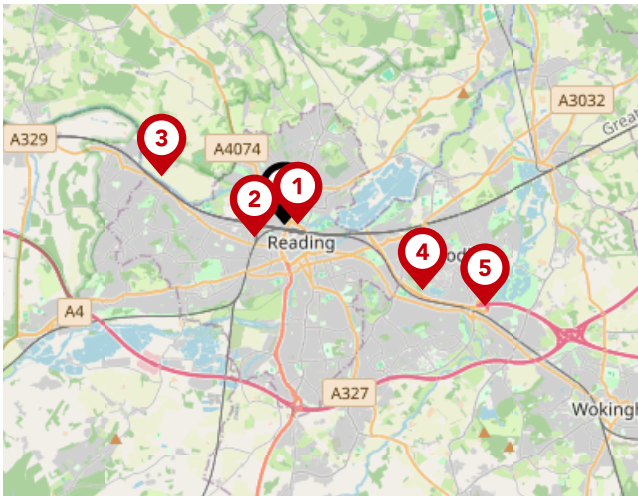


Primary Classifications (Most Common Clay Types)

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

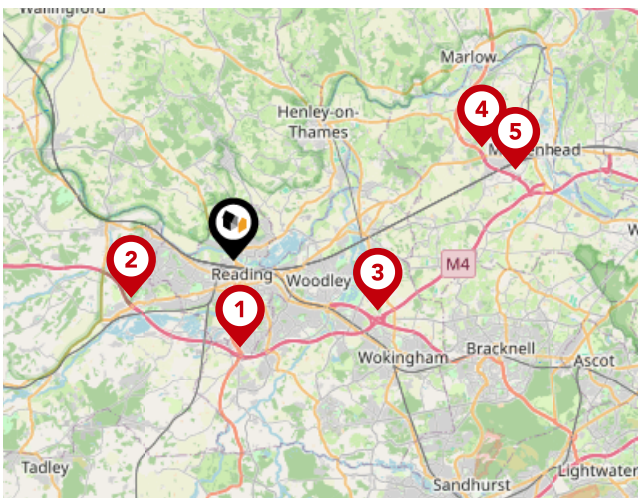
Area

Transport (National)



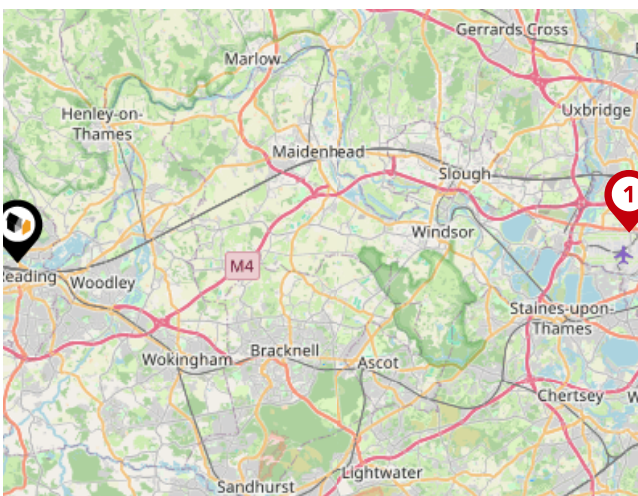
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	0.23 miles
2	Reading West Rail Station	0.59 miles
3	Tilehurst Rail Station	2.42 miles
4	Earley Rail Station	2.83 miles
5	Winnersh Triangle Rail Station	4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.2 miles
2	M4 J12	4.02 miles
3	M4 J10	5.61 miles
4	A404(M) J9	10.05 miles
5	A404(M) J9A	10.91 miles

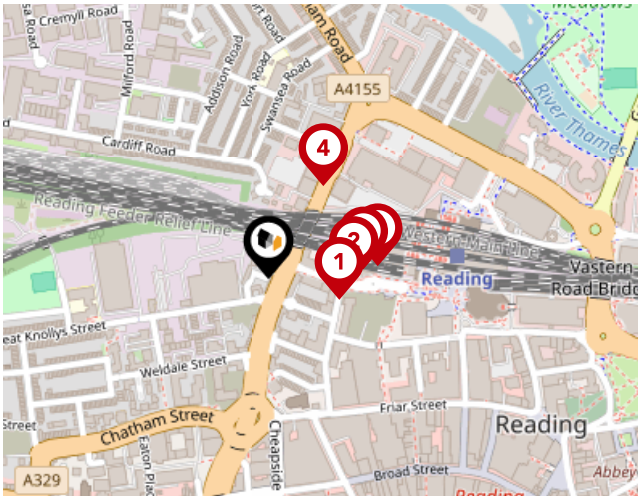


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	22.6 miles

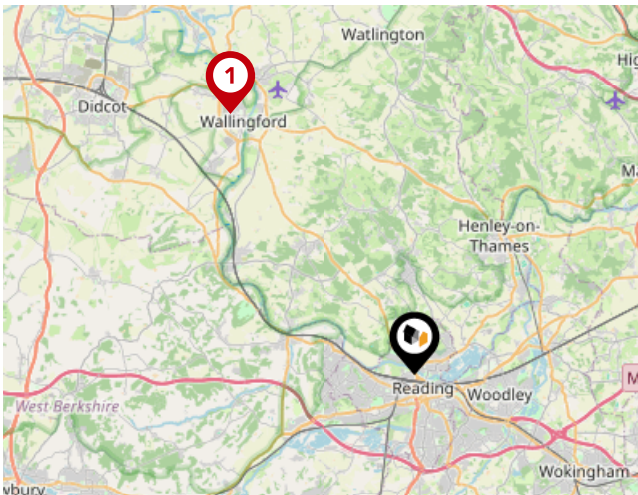
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greyfriars Road	0.08 miles
2	South West Interchange	0.09 miles
3	Reading Station	0.11 miles
4	Caversham Road Fire Station	0.12 miles
5	Station Hill	0.12 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.77 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	23.02 miles



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.

Testimonial 1



Kiel was incredibly proactive and brought a level of enthusiasm and professionalism, which you should expect from someone with whom you are entrusting the sale of your home. I gave him free rein to present my property and his creative and innovative approach did not disappoint me, nor prospective buyers. He worked incredibly hard, was responsive and forthcoming with information throughout and made the process as stress free as it could be.

Testimonial 2



We recently had the pleasure of selling our house with the support of Kiel, and we couldn't be happier with the experience. From the very first interaction to the final completion, Kiel provided an exceptional level of service that made the entire process smooth, stress-free, and ultimately, highly successful.

We wholeheartedly recommend Kiel at avocado property. Simply outstanding!

Testimonial 3



Would just like to take this opportunity to thank Kiel who was brilliant throughout the sale of our property. He was informative, kept us up to date and willing to step in and sort out any problems that occurred emailing all parties.

Thank you Kiel.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

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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