

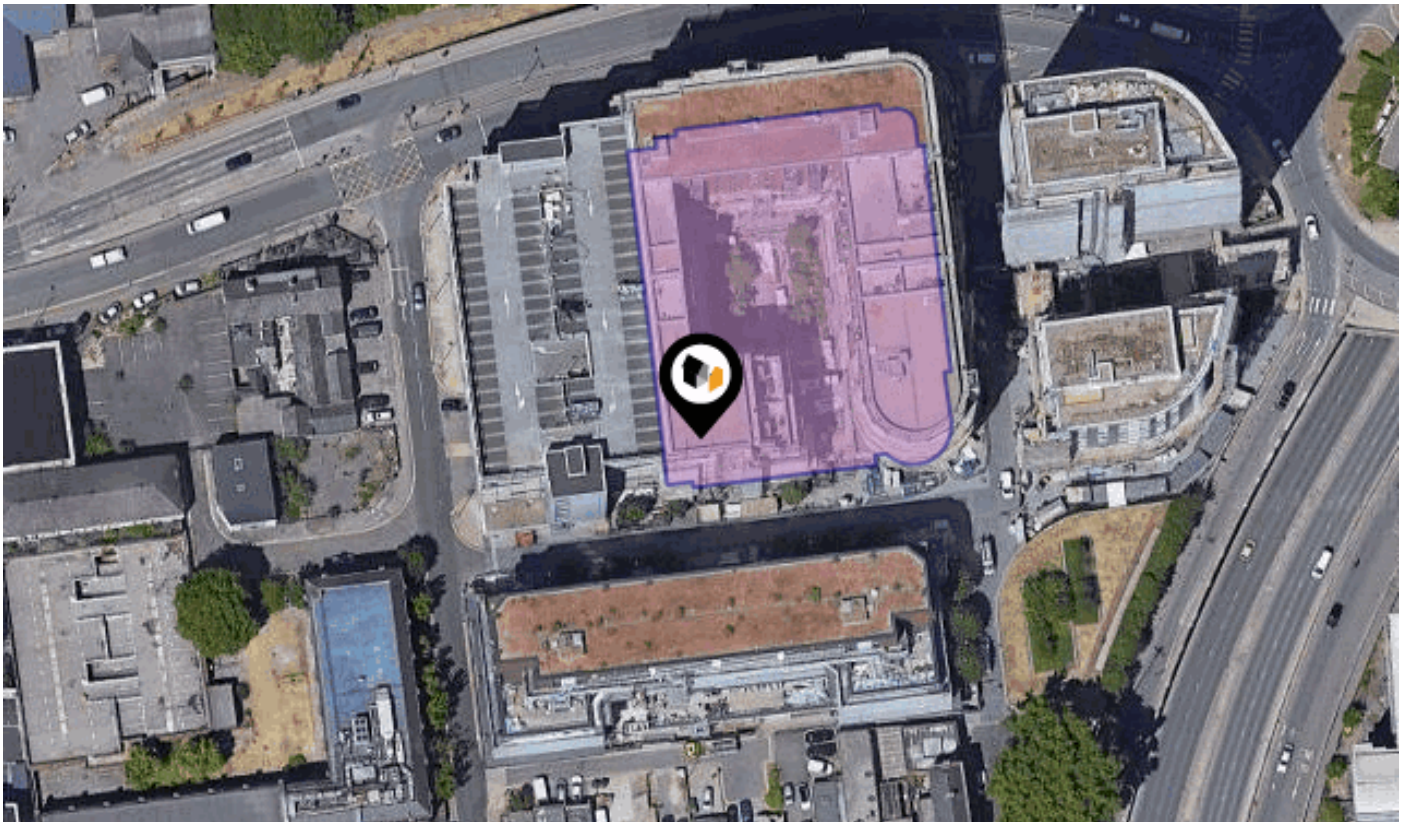


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd December 2024



HALCYON, CHATHAM PLACE, READING, RG1

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start	21/05/2009
Floor Area:	548 ft ² / 51 m ²	Date:	
Plot Area:	0.74 acres	End Date:	25/03/2257
Year Built :	2009	Lease	250 years (less twenty days) from and
Council Tax :	Band C	Term:	including 25 March 2007
Annual Estimate:	£2,104	Term	232 years
Title Number:	BK432753	Remaining:	

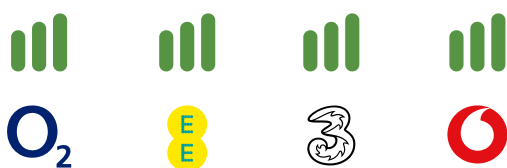
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 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



BK321622

Leasehold Title Plan



BK432753

Start Date: 21/05/2009
End Date: 25/03/2257
Lease Term: 250 years (less twenty days) from and including 25 March 2007
Term Remaining: 232 years

Property EPC - Certificate



Halcyon, Chatham Place, RG1

Energy rating

B

Valid until 26.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

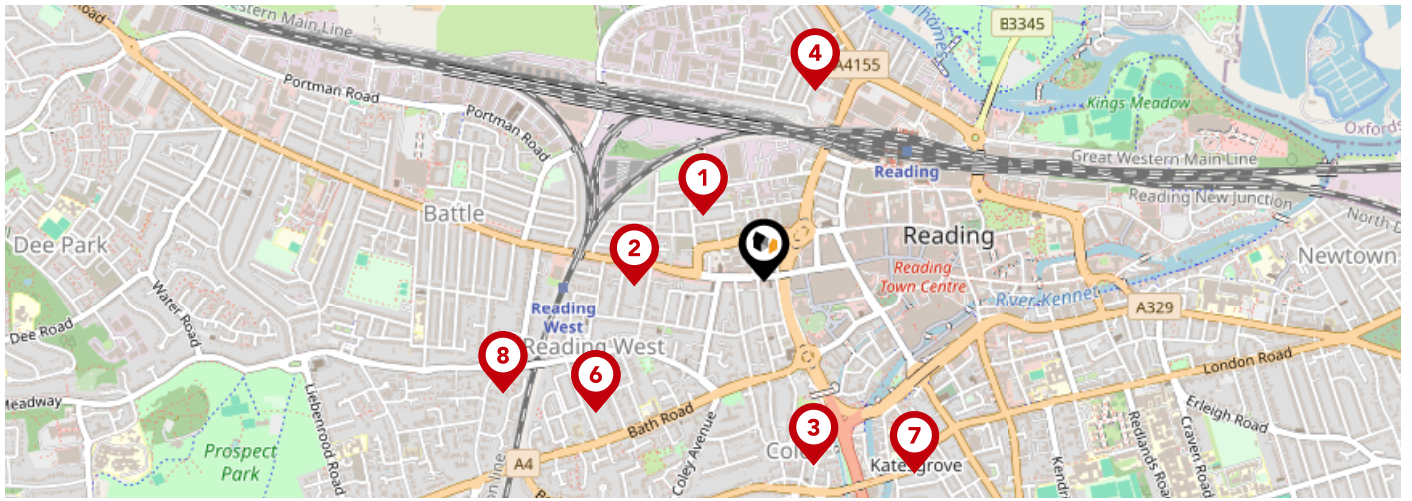
EPC - Additional Data



Additional EPC Data

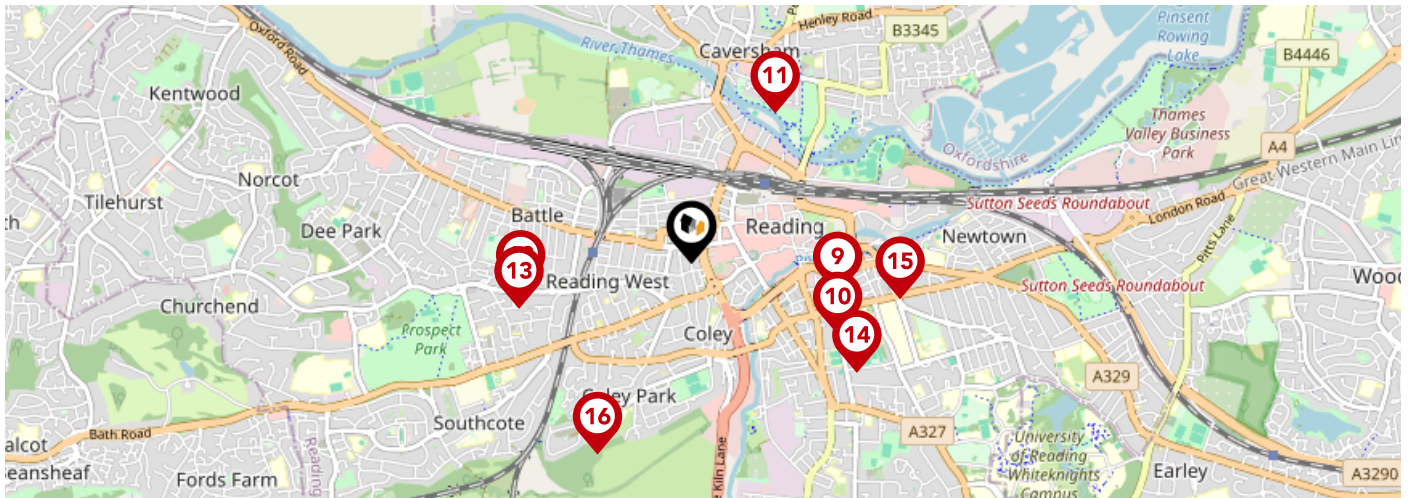
Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, 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 33% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	51 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

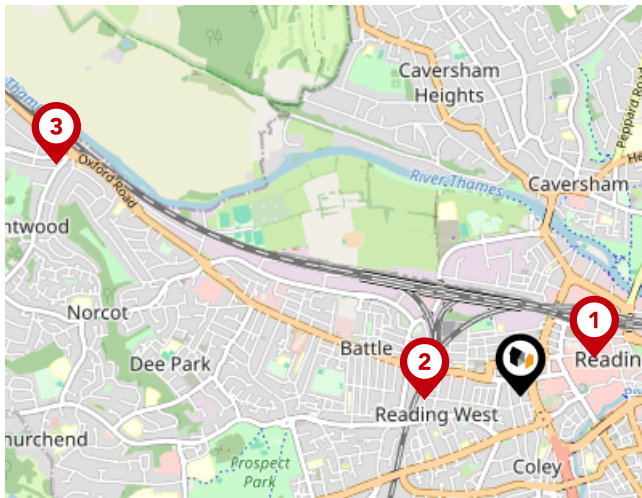
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Deenway Montessori School</p> <p>Ofsted Rating: Requires improvement Pupils: 58 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Kendrick School</p> <p>Ofsted Rating: Outstanding Pupils: 903 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Thameside Primary School</p> <p>Ofsted Rating: Good Pupils: 374 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Battle Primary Academy</p> <p>Ofsted Rating: Good Pupils: 458 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cranbury College</p> <p>Ofsted Rating: Good Pupils: 54 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Abbey School Reading</p> <p>Ofsted Rating: Not Rated Pupils: 993 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Red Balloon Learner Centre Reading</p> <p>Ofsted Rating: Not Rated Pupils: 23 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Mary & All Saints Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 336 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

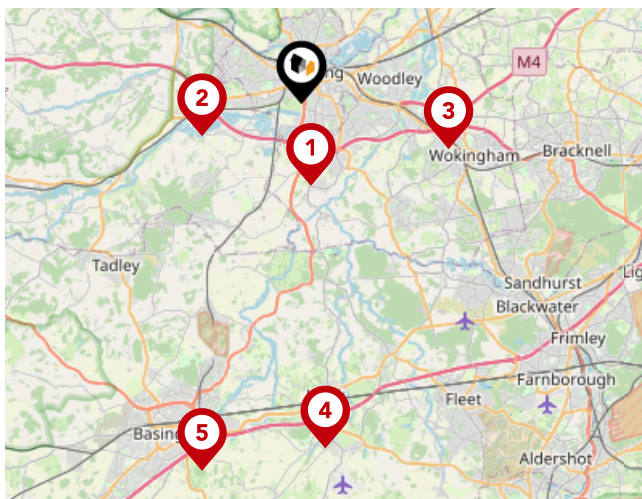
Area

Transport (National)



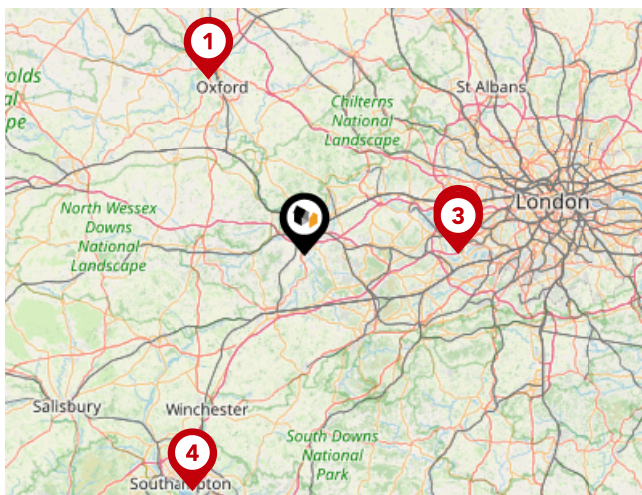
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	0.39 miles
2	Reading West Rail Station	0.44 miles
3	Tilehurst Rail Station	2.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.02 miles
2	M4 J12	3.86 miles
3	M4 J10	5.67 miles
4	M3 J5	12.8 miles
5	M3 J6	14.08 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.62 miles
2	Heathrow Airport	22.75 miles
3	Heathrow Airport Terminal 4	22.94 miles
4	Southampton Airport	38.66 miles

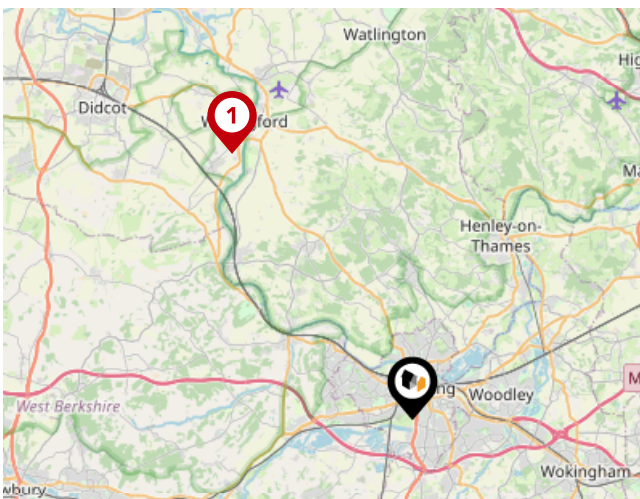
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chatham Street Layby	0.03 miles
2	Waylen Street	0.08 miles
3	Nags Head	0.14 miles
4	Cheapside	0.13 miles
5	Cheapside	0.18 miles



Local Connections

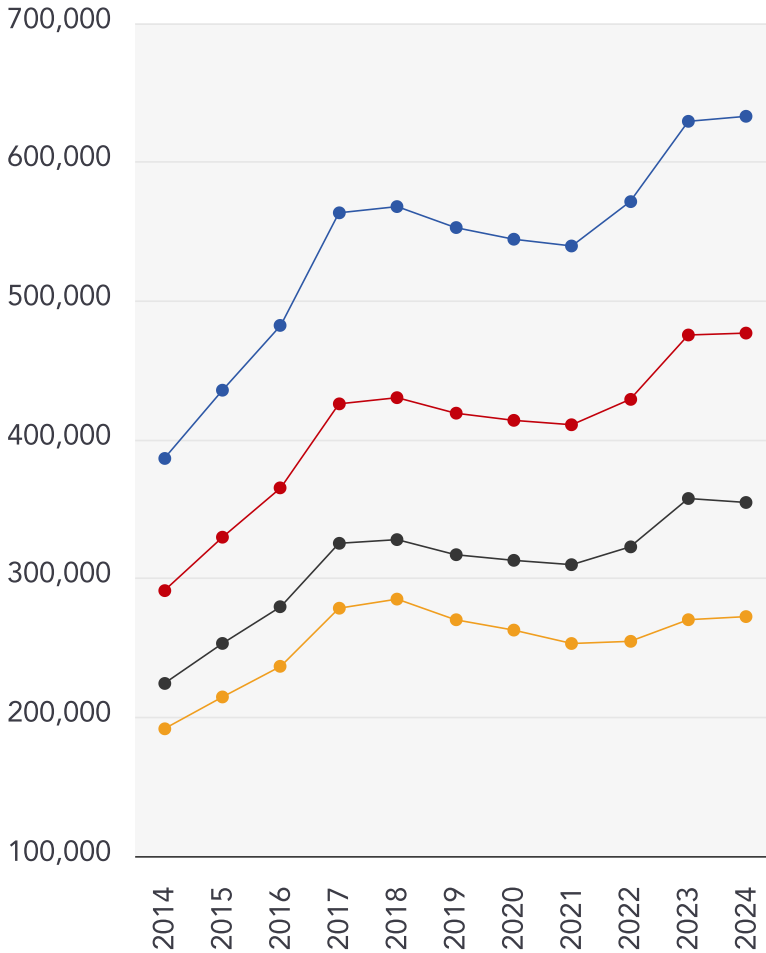
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.88 miles

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%

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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