

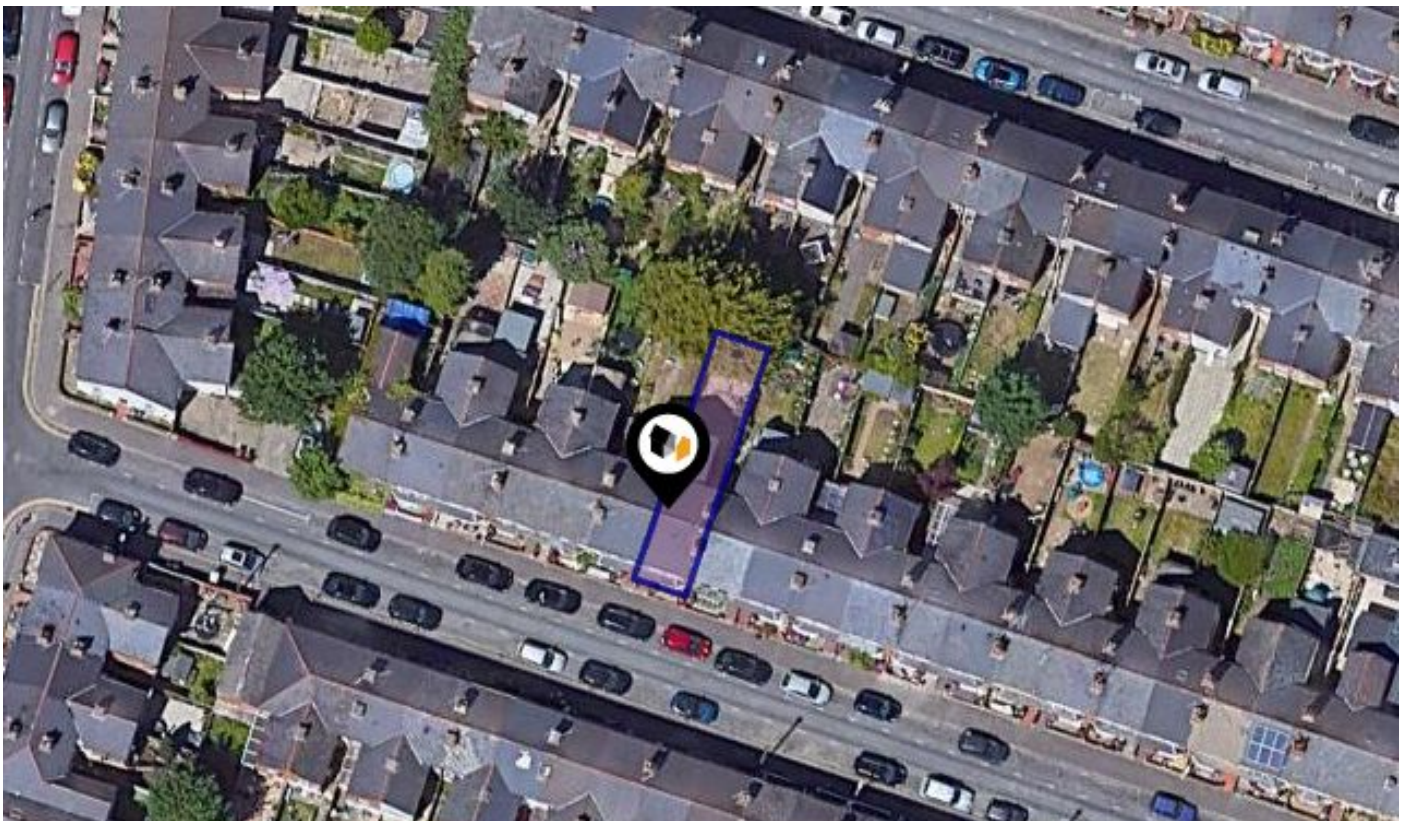


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th February 2026



92, CATHERINE STREET, READING, RG30

Avocado Property

07769 345086

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	409 ft ² / 38 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,658		
Title Number:	BK447754		

Local Area

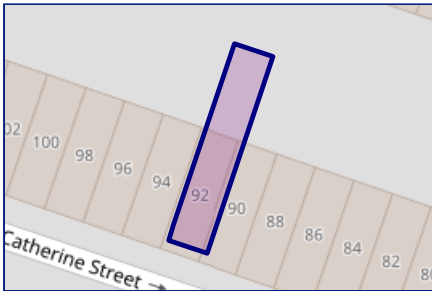
Local Authority:	Reading	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property

Multiple Title Plans

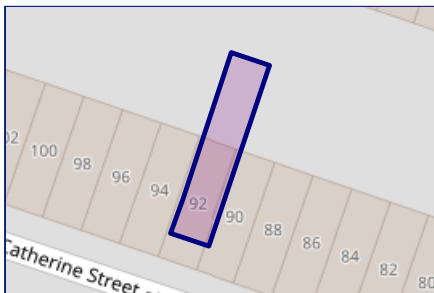


Freehold Title Plan



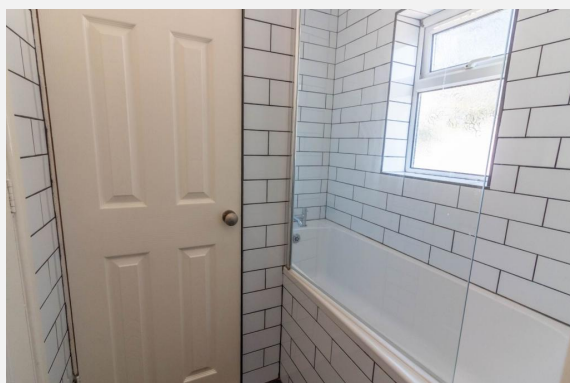
BK351753

Leasehold Title Plan



BK447754

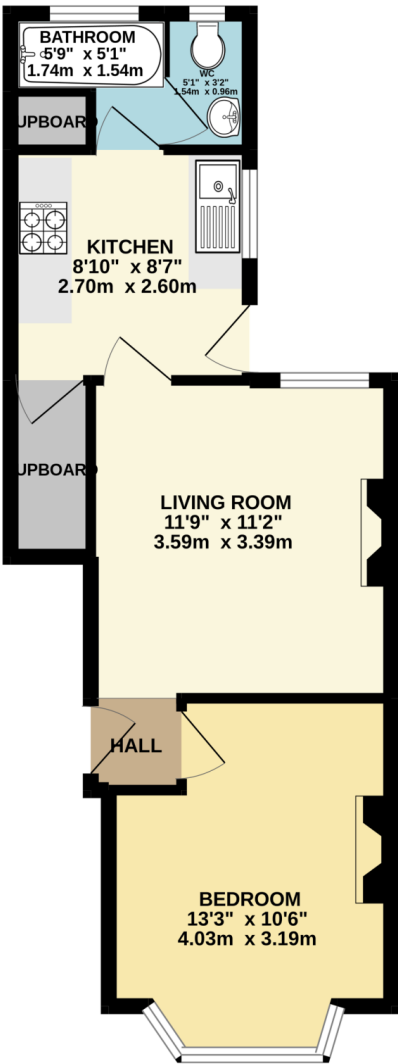
Start Date: 05/01/2012
End Date: 06/01/2137
Lease Term: 125 years starting on the 6 January 2012
Term Remaining: 110 years





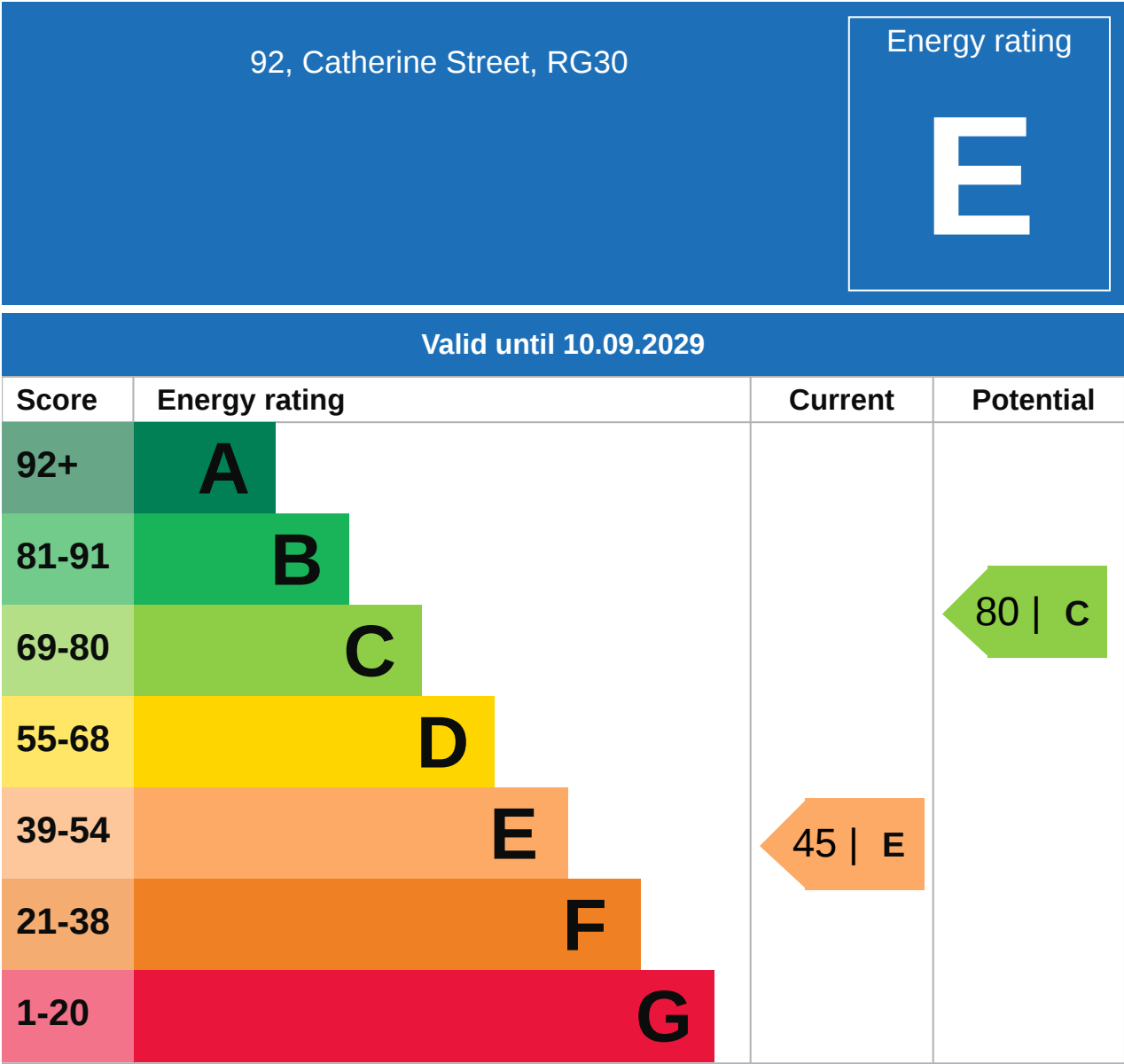
92, CATHERINE STREET, READING, RG30

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

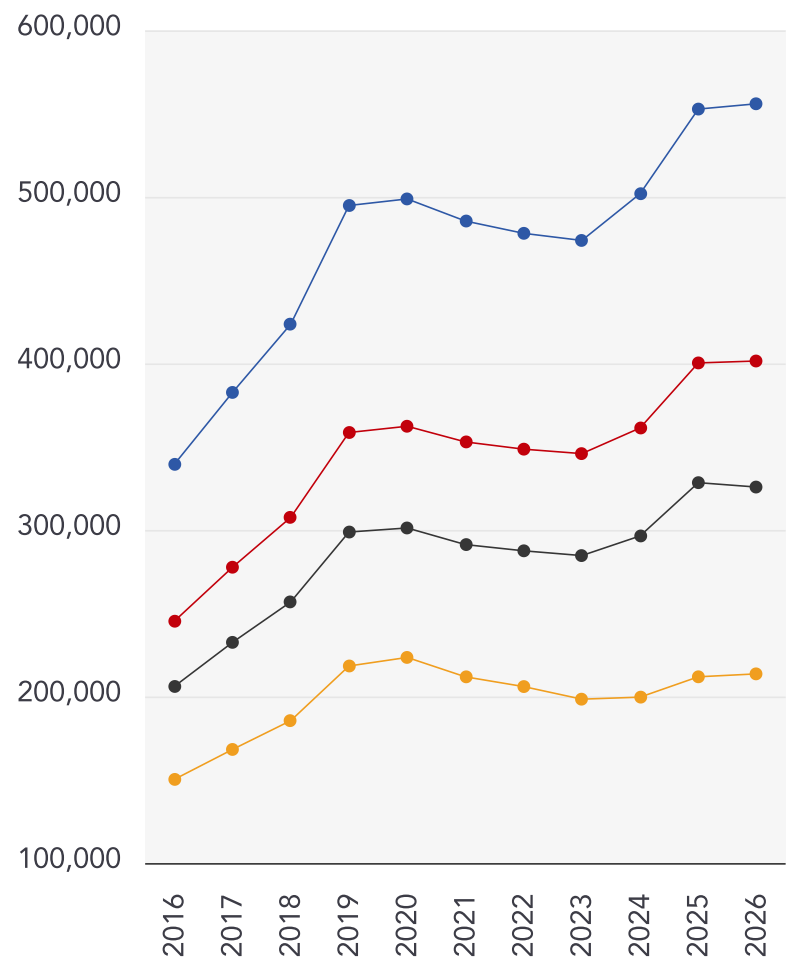
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling 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:	Suspended, no insulation (assumed)
Total Floor Area:	38 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

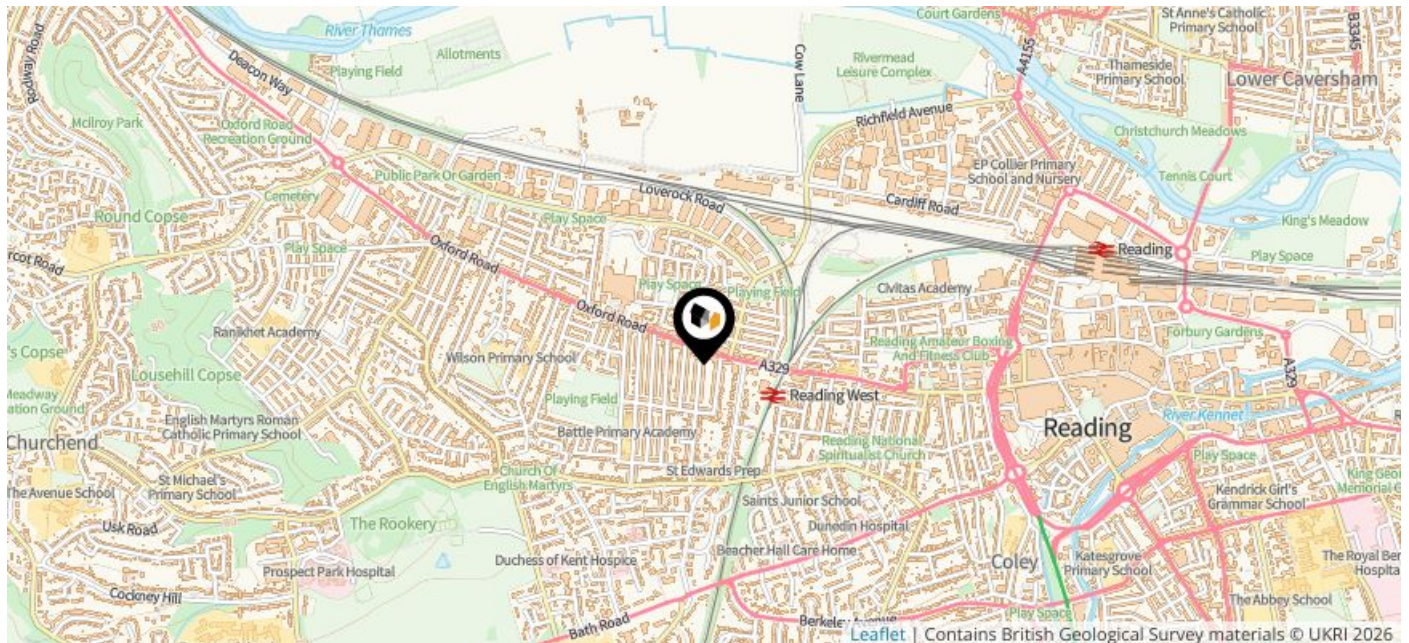
+42.18%

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.

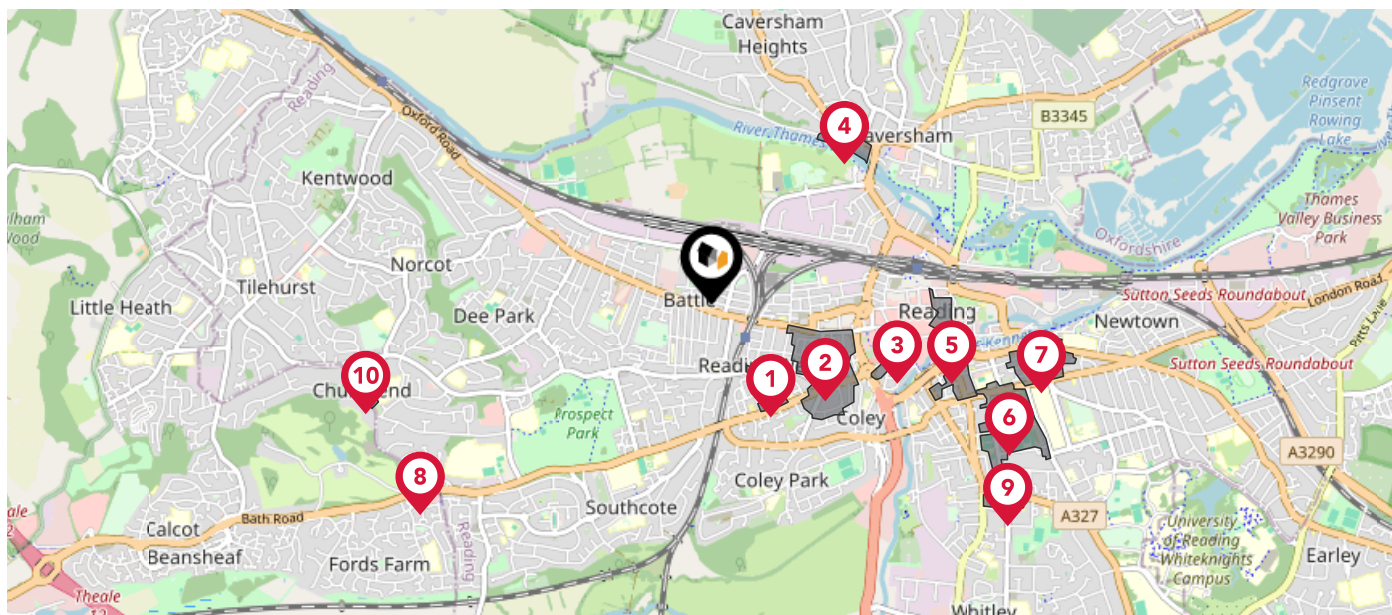
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

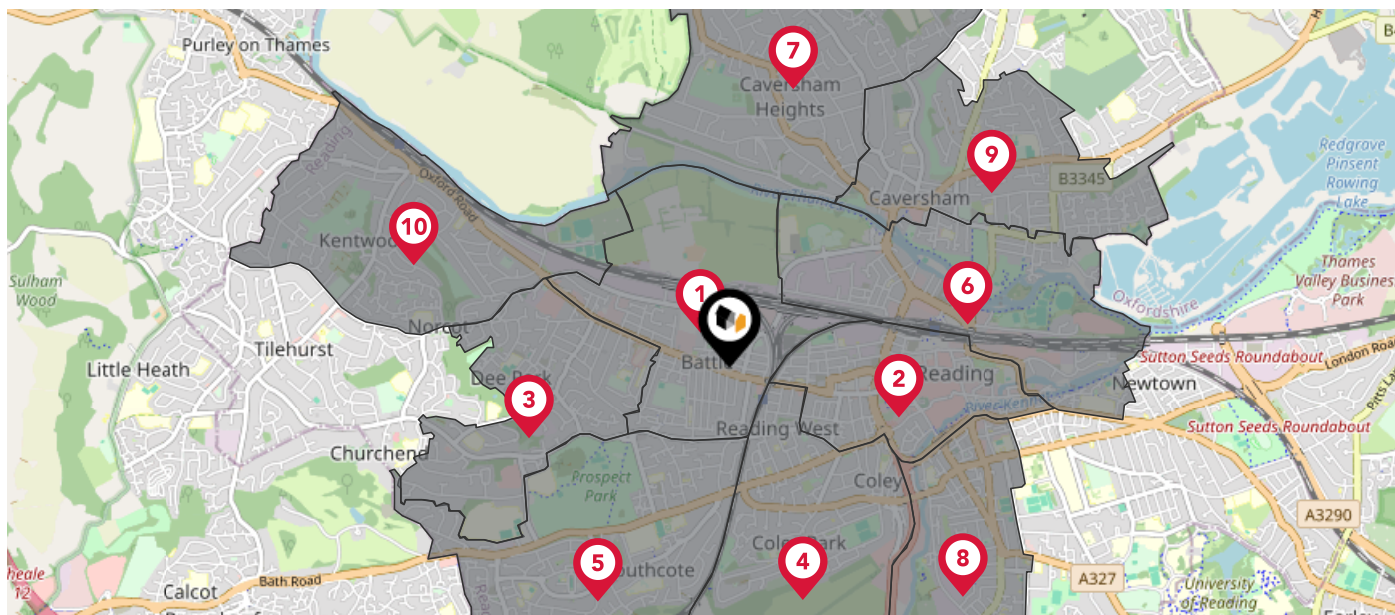
- 1 Downshire Square
- 2 Russell Street and Castle Hill
- 3 St Mary's Butts and Castle Street
- 4 St Peter's
- 5 Market Place and London Street
- 6 Kendrick Road
- 7 Eldon Square
- 8 Horncastle
- 9 Christchurch
- 10 Routh Lane

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



Battle Ward



Abbey Ward



Norcot Ward



Coley Ward



Southcote Ward



Thames Ward



Caversham Heights Ward



Katesgrove Ward



Caversham Ward



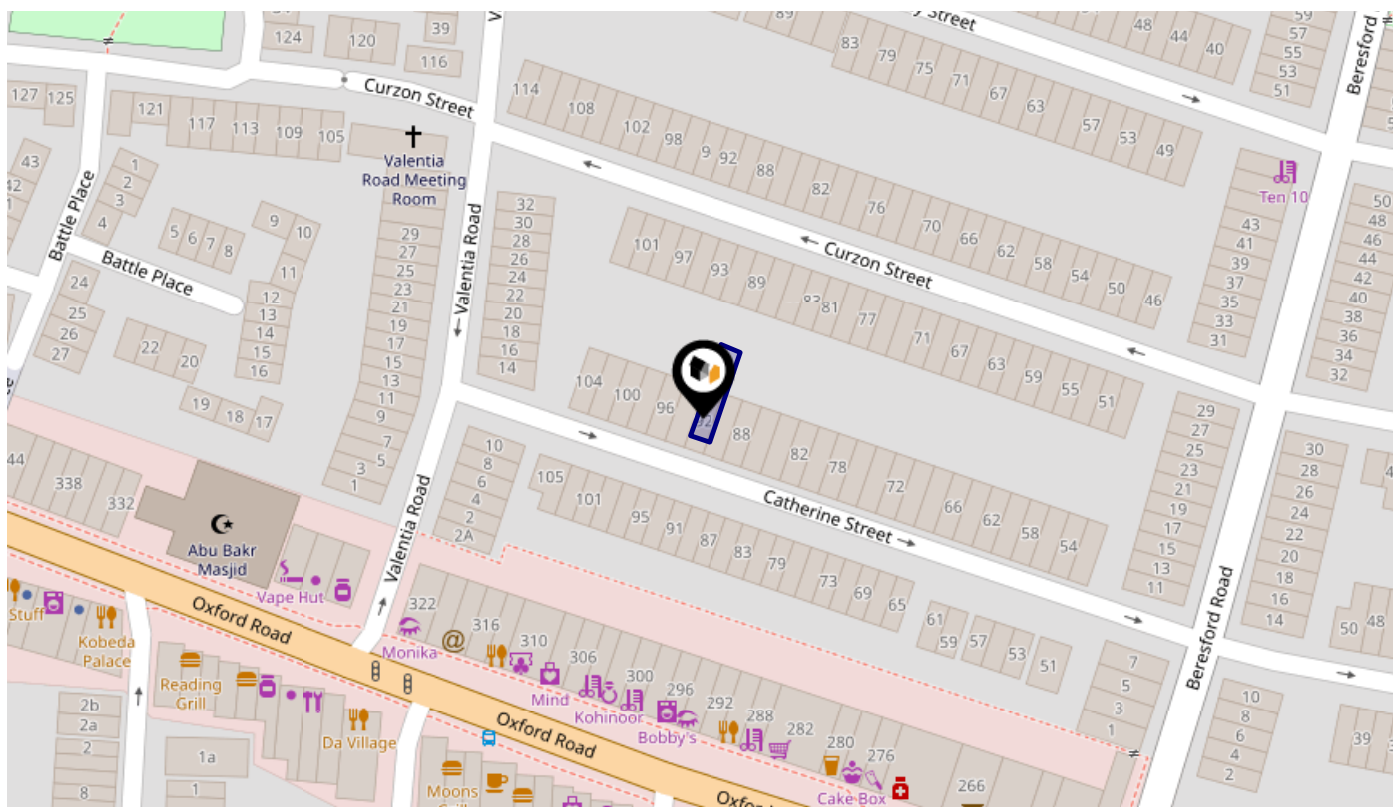
Kentwood Ward

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:

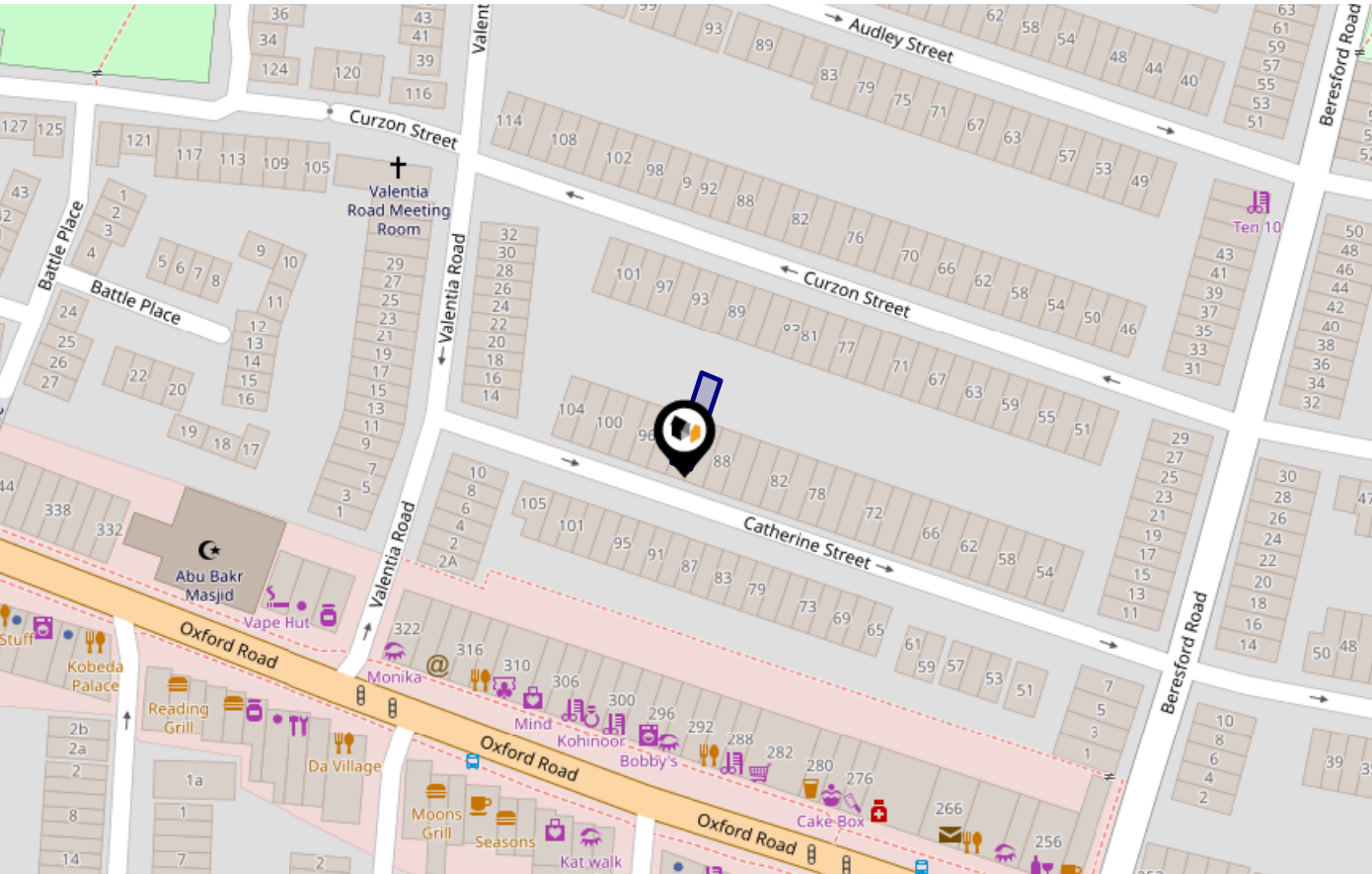
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

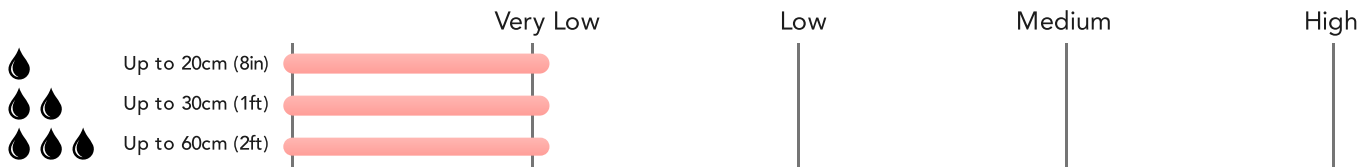


Risk Rating: Very low

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:

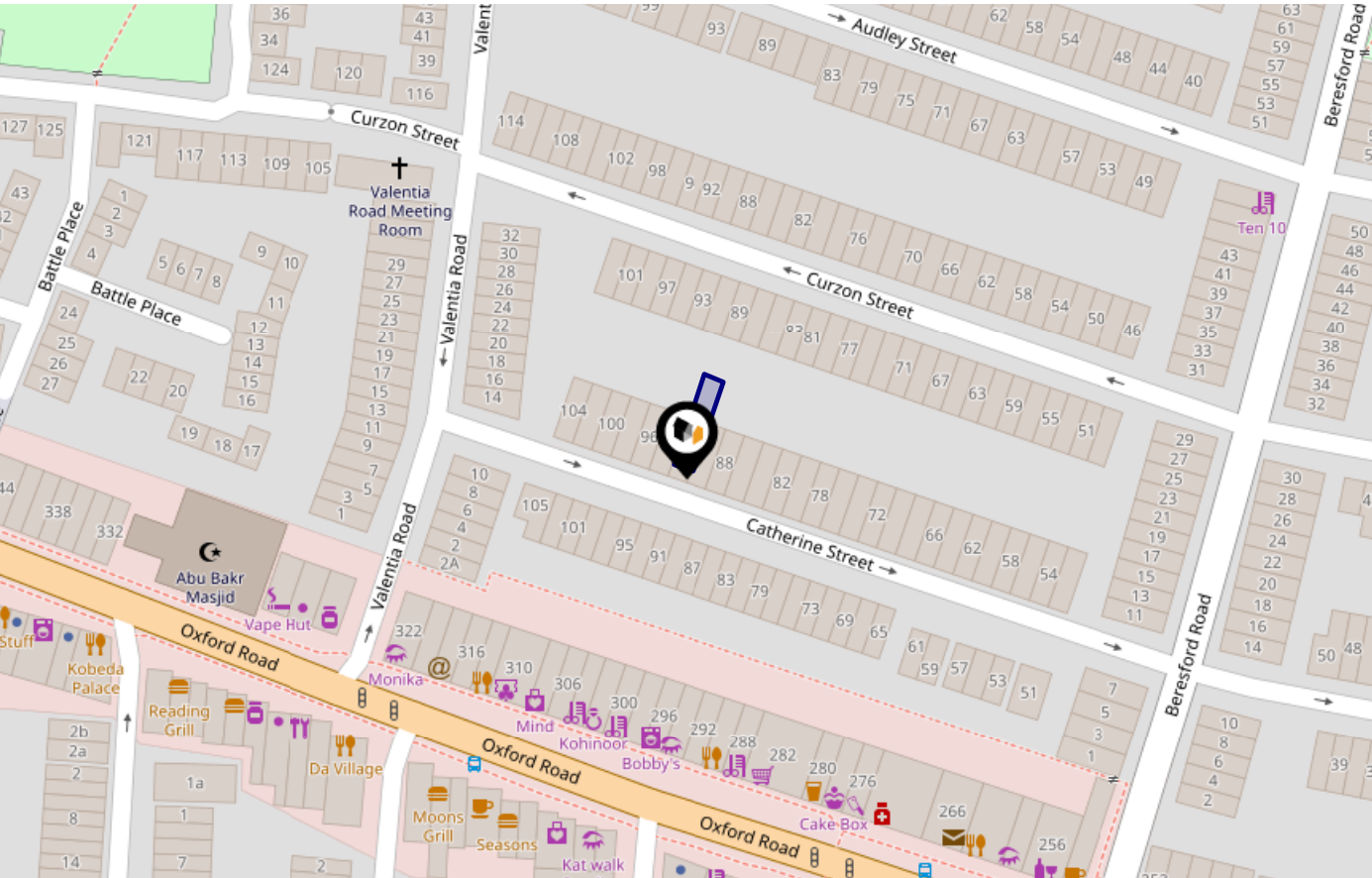


Flood Risk

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.

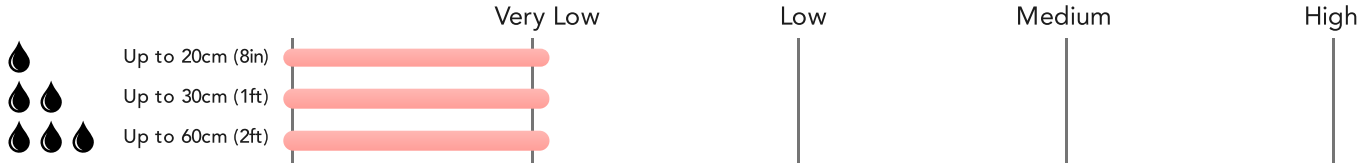


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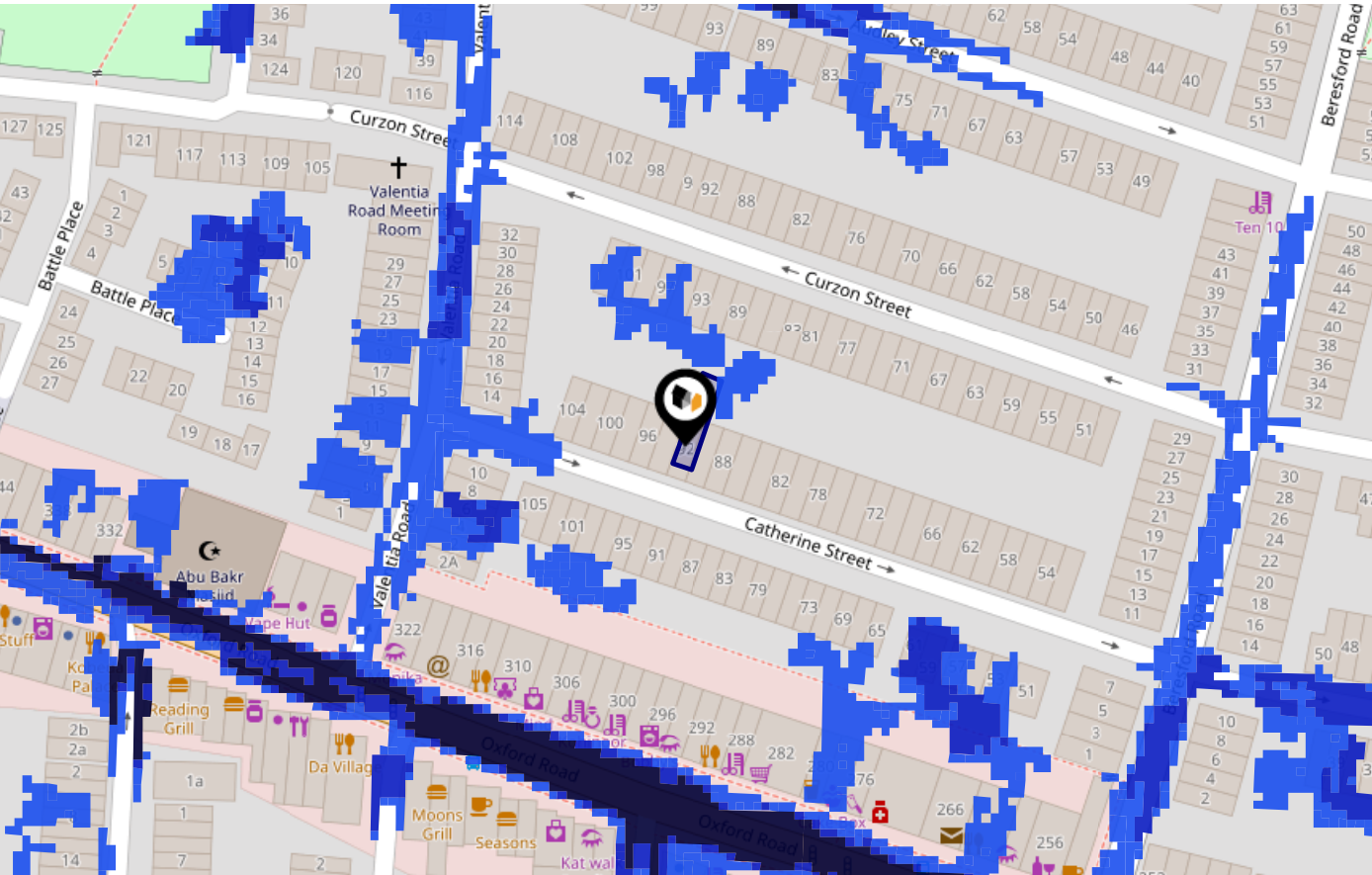


Flood Risk

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.

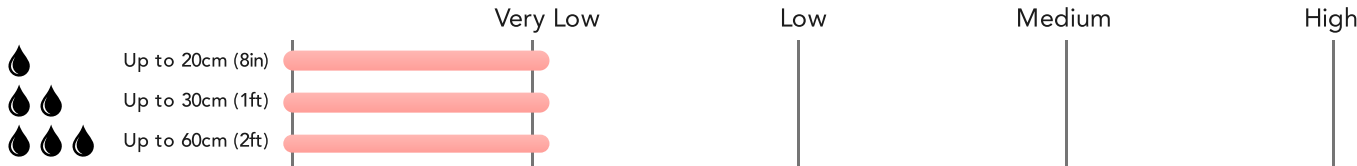


Risk Rating: Very low

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- 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:

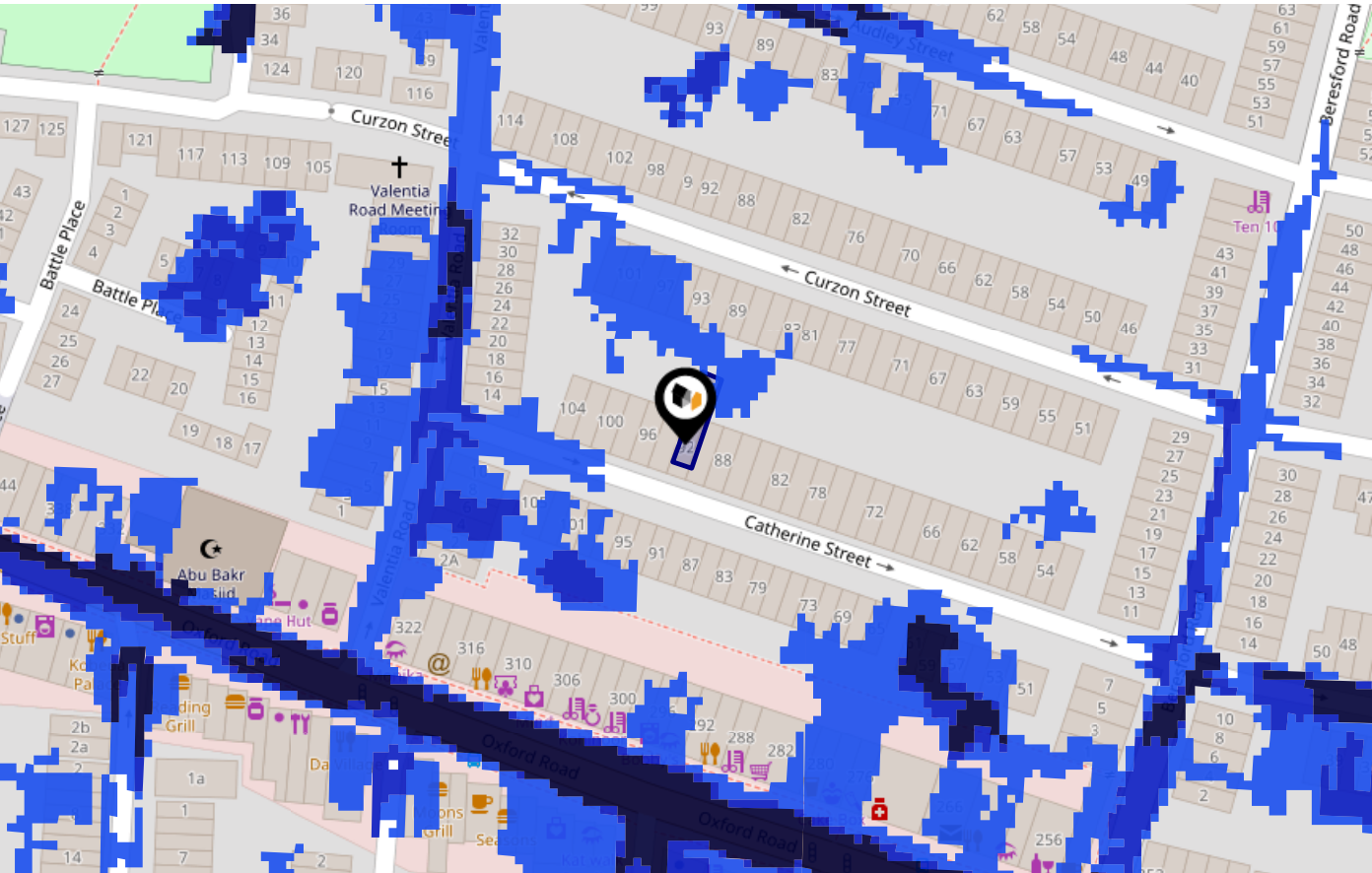


Flood Risk

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.

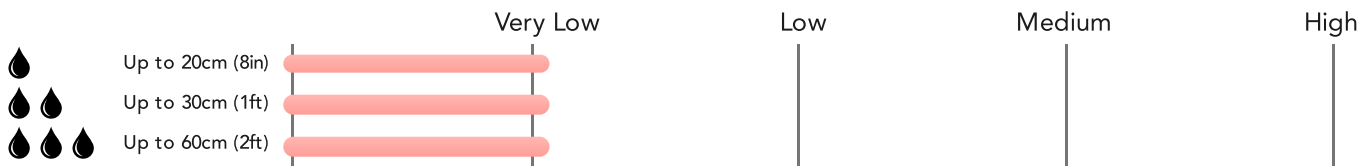


Risk Rating: Very low

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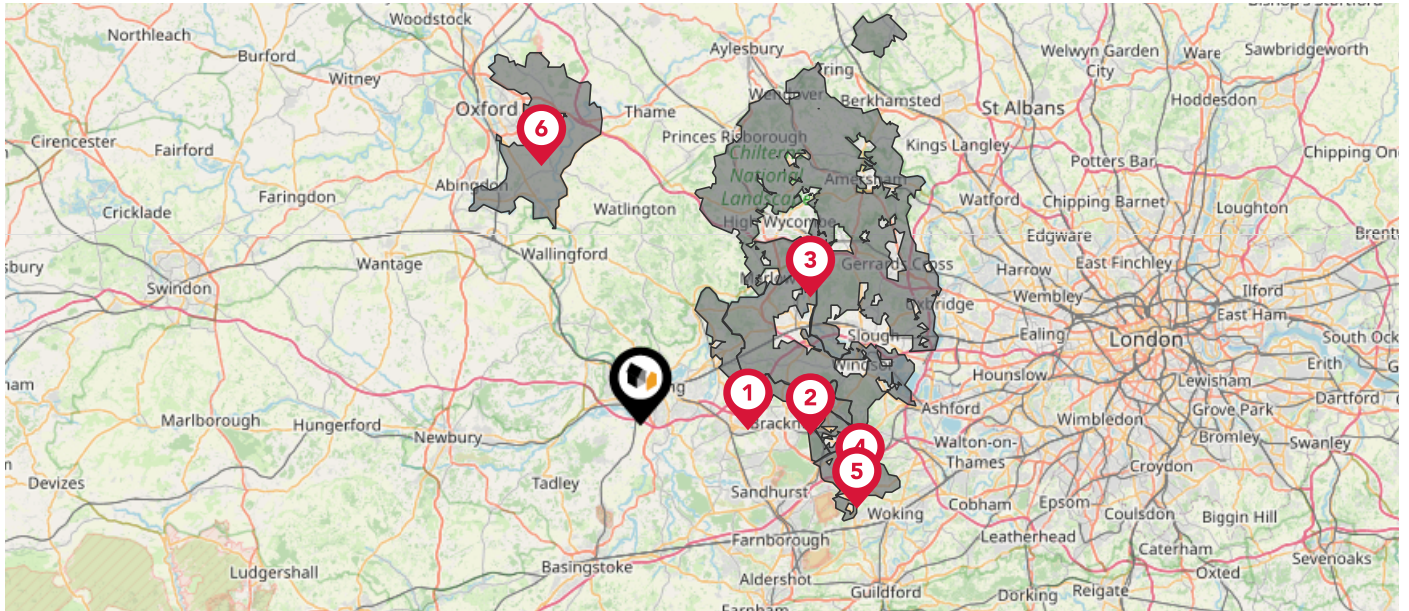


Maps

Green Belt



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



Nearby Green Belt Land

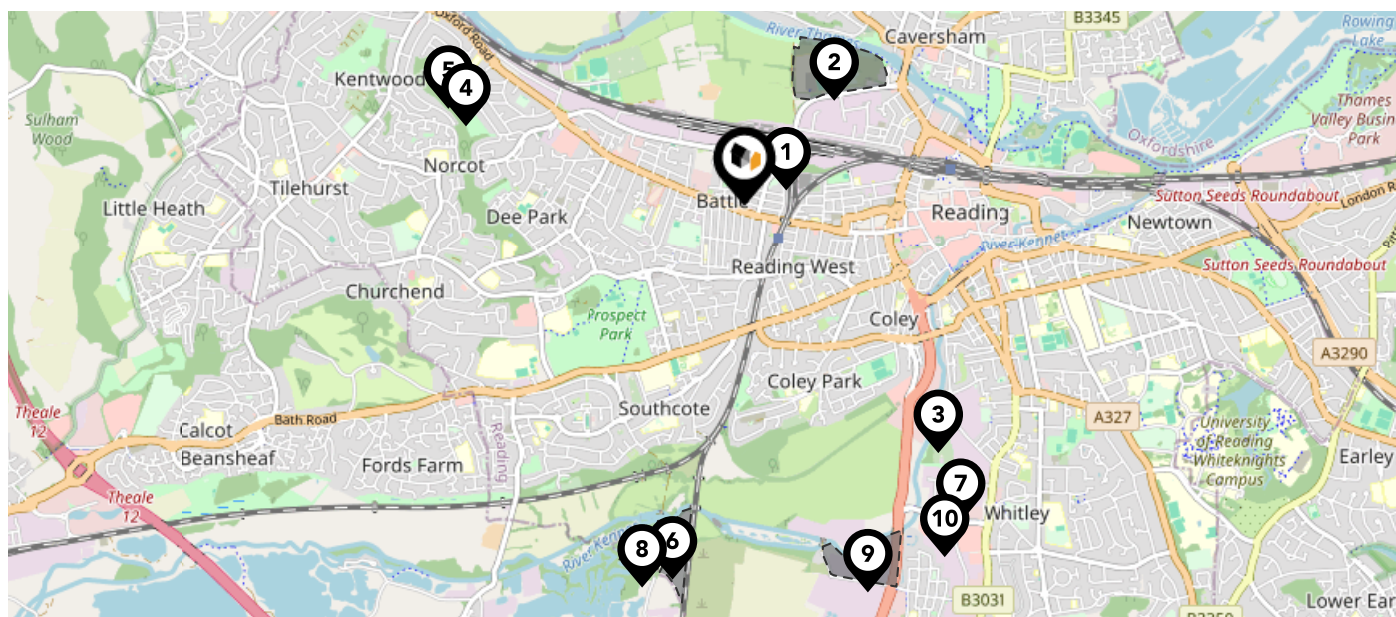
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  Oxford Green Belt - South Oxfordshire

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

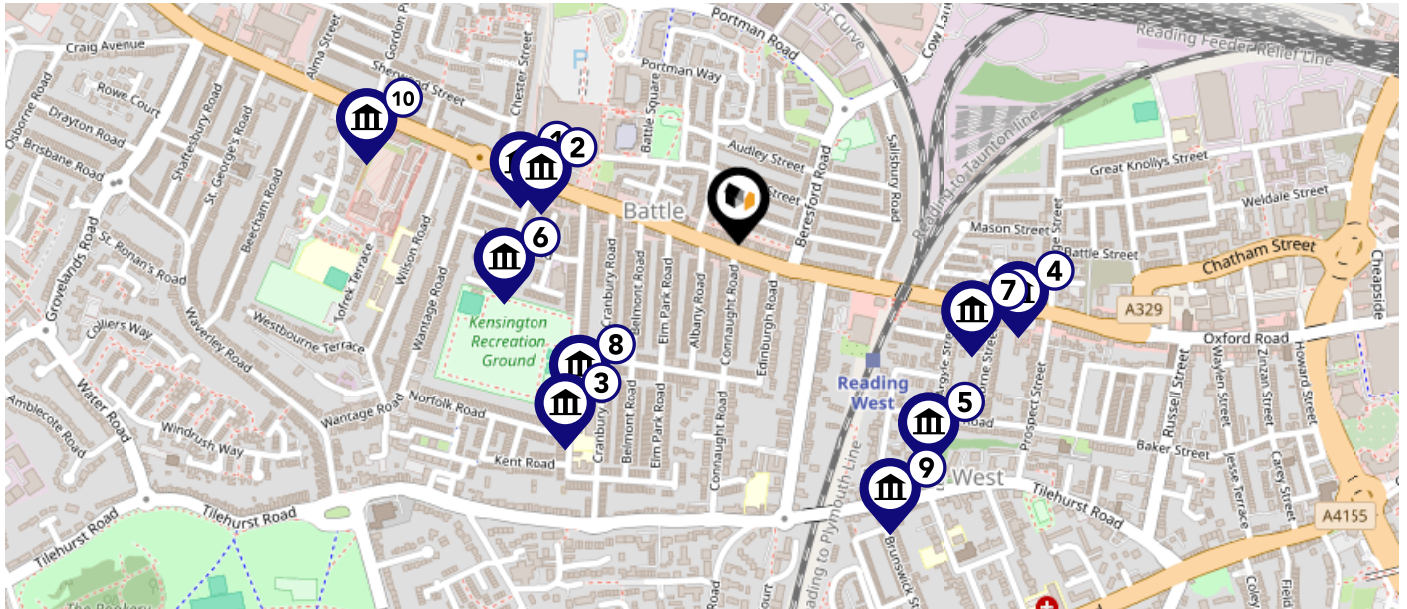
1	Cow Lane-Reading, Berkshire	Historic Landfill	☐
2	Richfield Avenue-Reading, Berkshire	Historic Landfill	☐
3	Waterloo Meadows-Reading, Berkshire	Historic Landfill	☐
4	Beecham Hill-Reading, Berkshire	Historic Landfill	☐
5	Thirlmere Avenue-Reading, Berkshire	Historic Landfill	☐
6	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	☐
7	Craddock Road-Reading, Berkshire	Historic Landfill	☐
8	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	☐
9	Island Road-Reading, Berkshire	Historic Landfill	☐
10	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

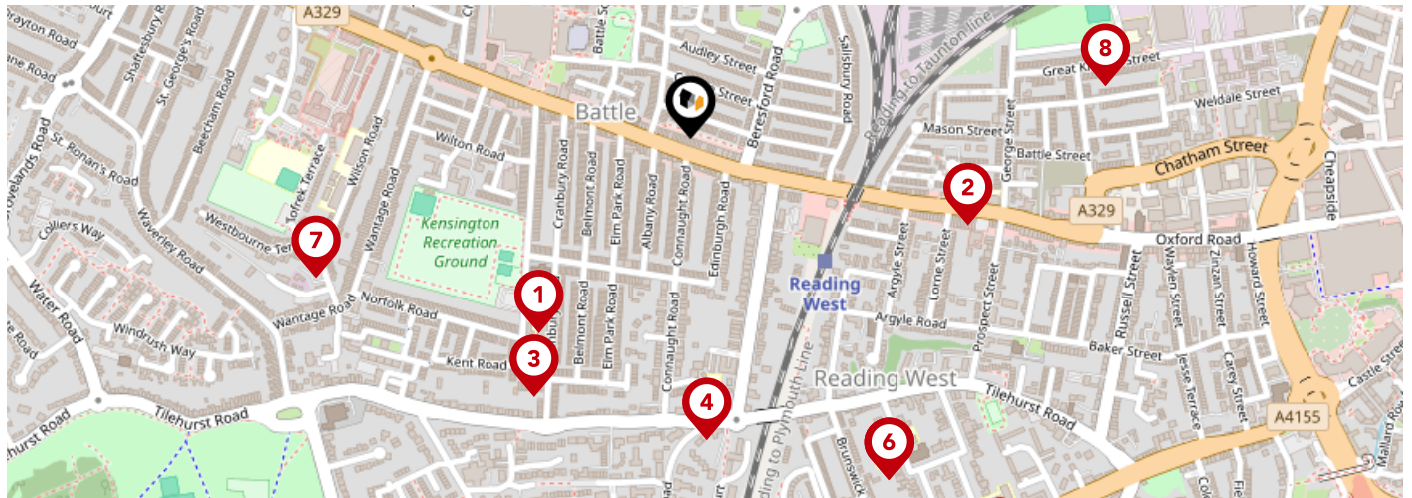


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



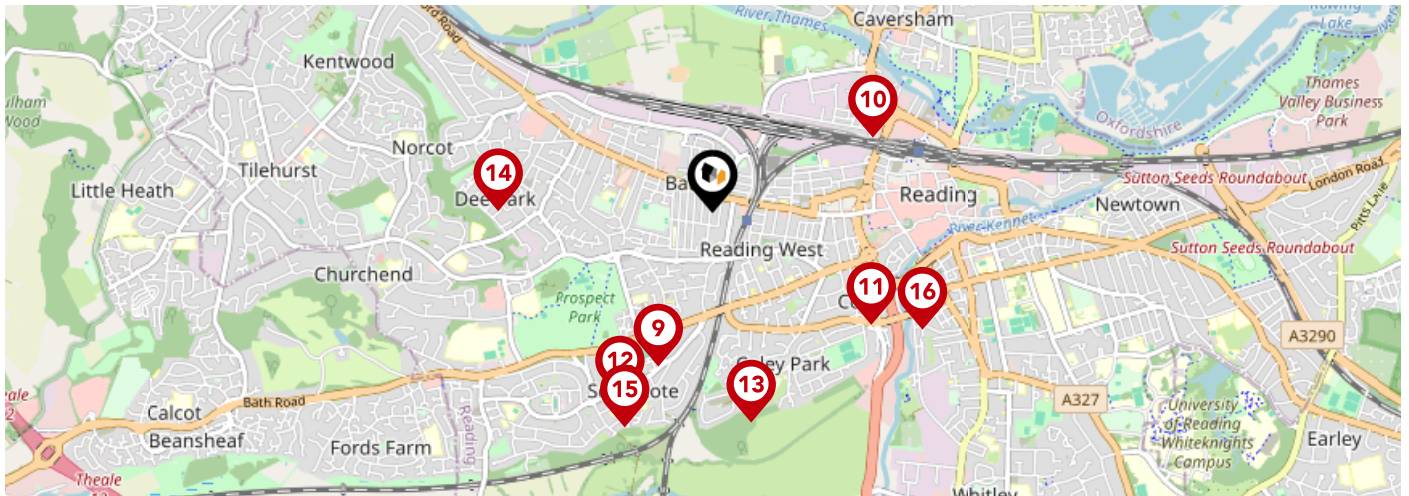
Listed Buildings in the local district		Grade	Distance
	1113552 - 450, Oxford Road	Grade II	0.2 miles
	1302878 - West Branch Library	Grade II	0.2 miles
	1393919 - Battle Primary School Including Caretaker's House, Former Cookery School, Manual Instruction Block And Boundary Railings And Gates	Grade II	0.3 miles
	1392867 - Oxford Road Primary School	Grade II	0.3 miles
	1303783 - The Rose And Thistle Public House	Grade II	0.3 miles
	1113616 - Elm Lodge	Grade II	0.3 miles
	1113548 - Prospect Terrace	Grade II	0.3 miles
	1392034 - Church Of St Mark	Grade II	0.3 miles
	1321897 - 52, Tilehurst Road	Grade II	0.4 miles
	1156392 - Keep And Attached Walls And Gateway, Brock Barracks	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.29	☐	☒	☐	☐	☐
2	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.33	☐	☒	☐	☐	☐
3	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.35	☐	☐	☒	☐	☐
4	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.35	☐	☒	☐	☐	☐
5	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.46	☐	☒	☐	☐	☐
6	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.46	☐	☒	☐	☐	☐
7	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.46	☐	☒	☐	☐	☐
8	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.48	☐	☒	☐	☐	☐

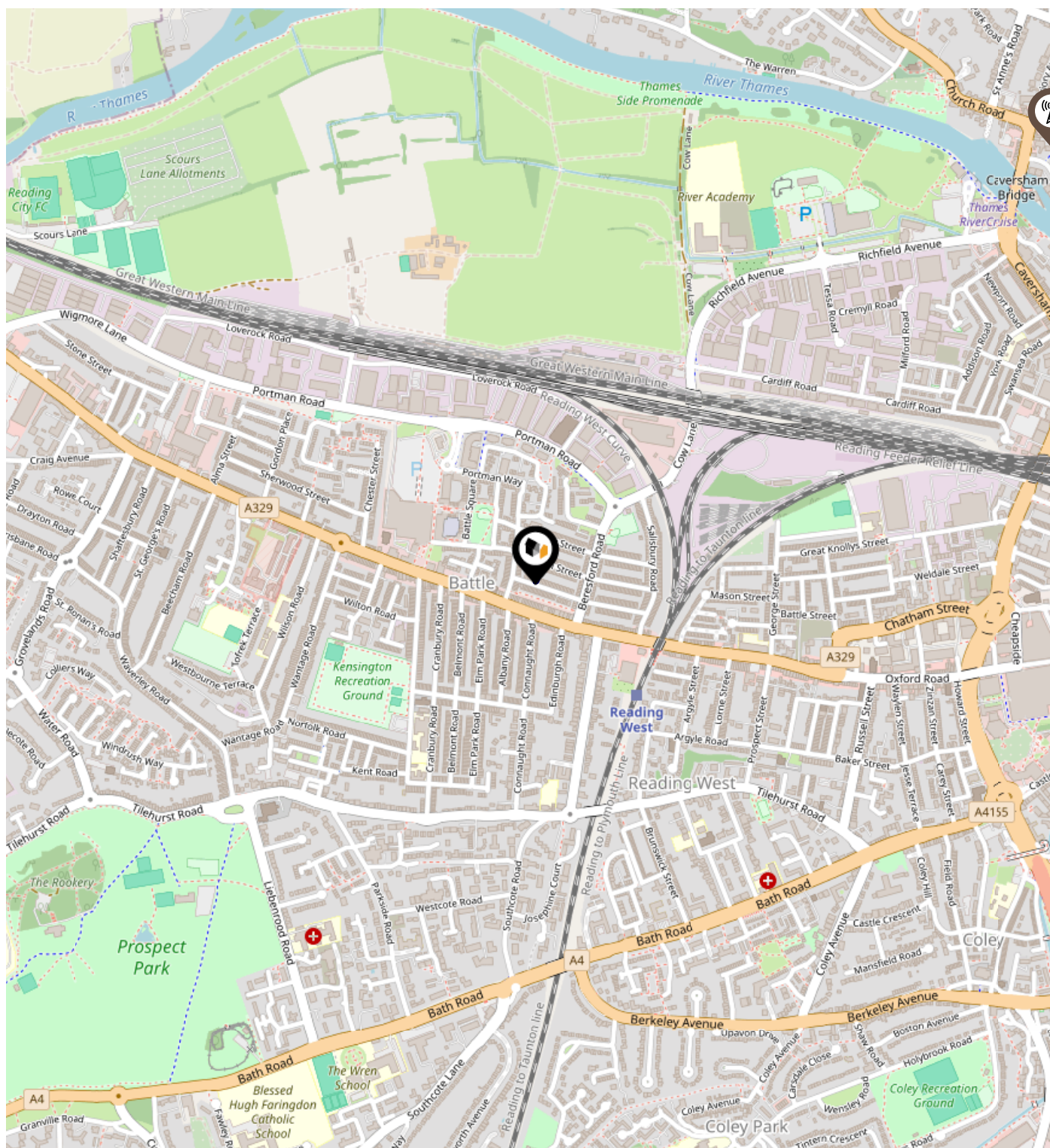
Area Schools



		Nursery	Primary	Secondary	College	Private
	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.75	☐	☐	☒	☐	☐
	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:0.82	☐	☒	☐	☐	☐
	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.9	☐	☒	☐	☐	☐
	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.96	☐	☐	☒	☐	☐
	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.98	☐	☒	☐	☐	☐
	Ranikhet Academy Ofsted Rating: Good Pupils: 247 Distance:0.99	☐	☒	☐	☐	☐
	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:1.07	☐	☒	☐	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:1.11	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

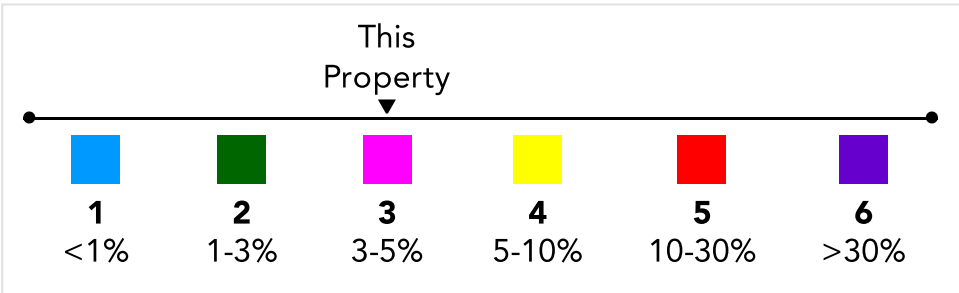
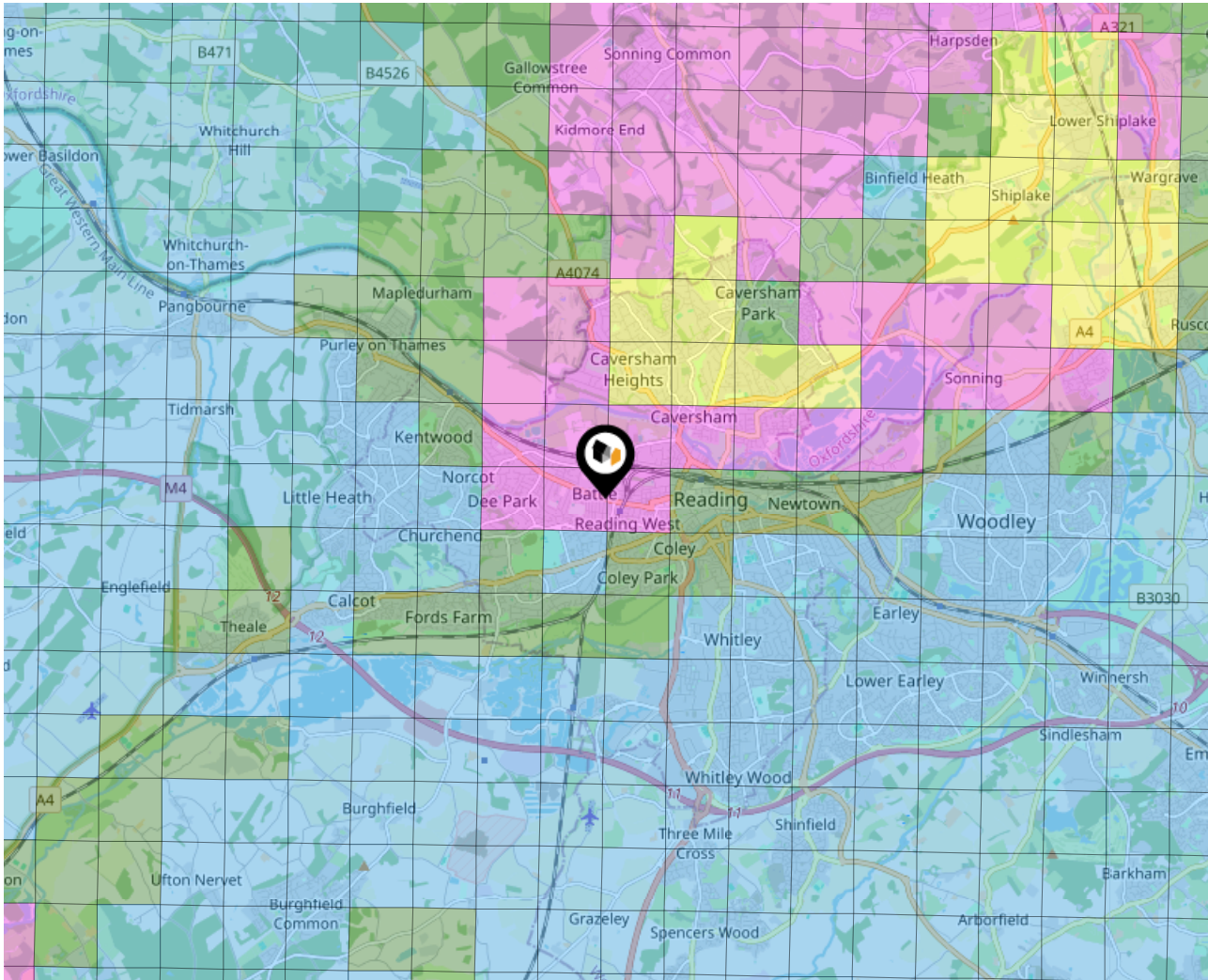
Environment

Radon Gas



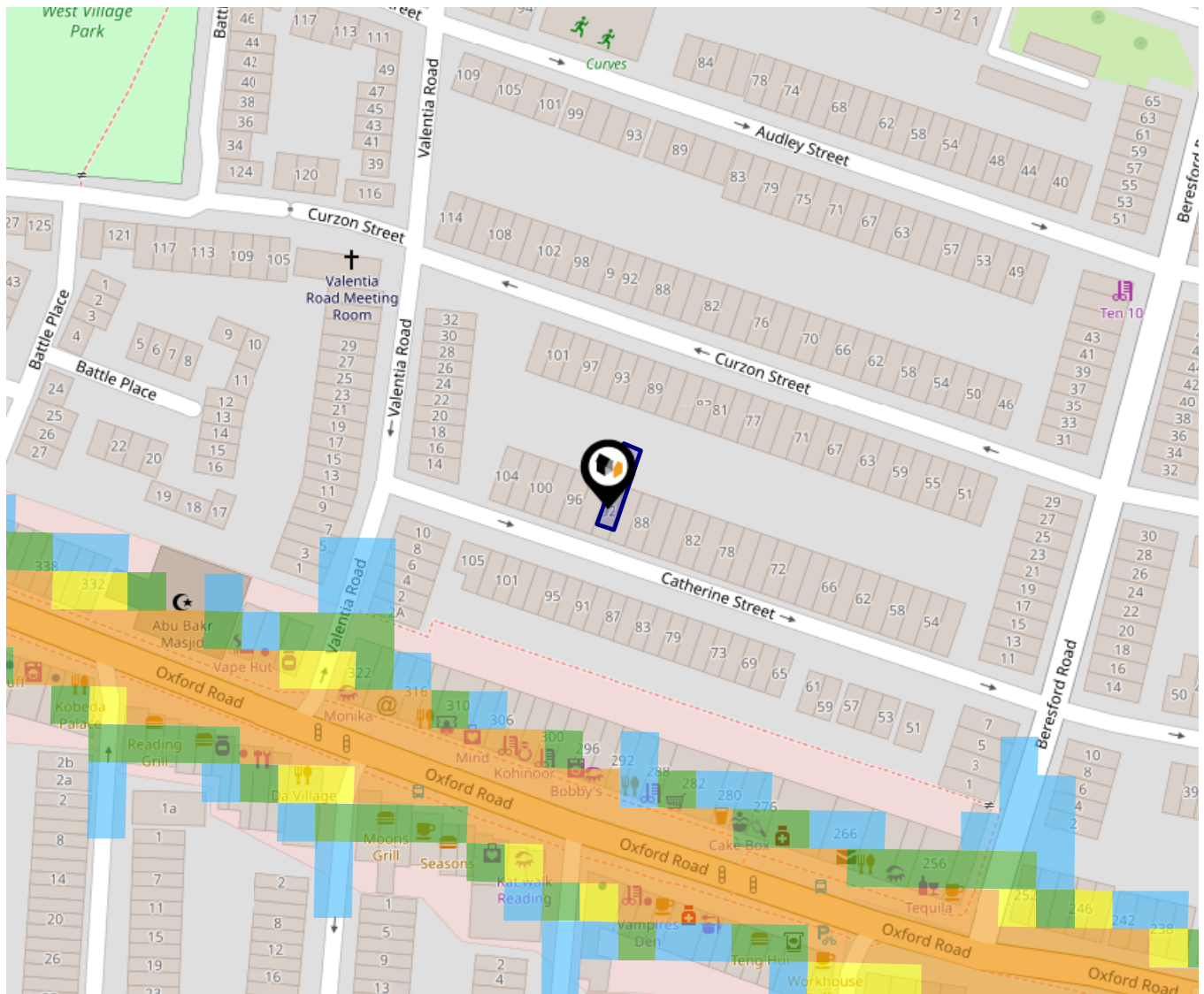
What is Radon?

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.

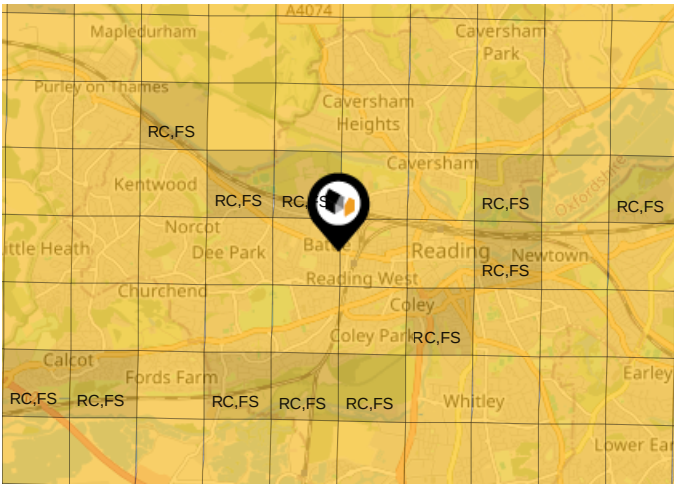
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

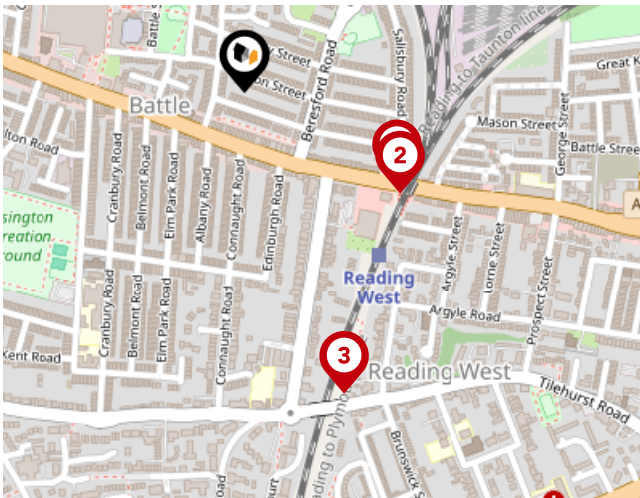


Primary Classifications (Most Common Clay Types)

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

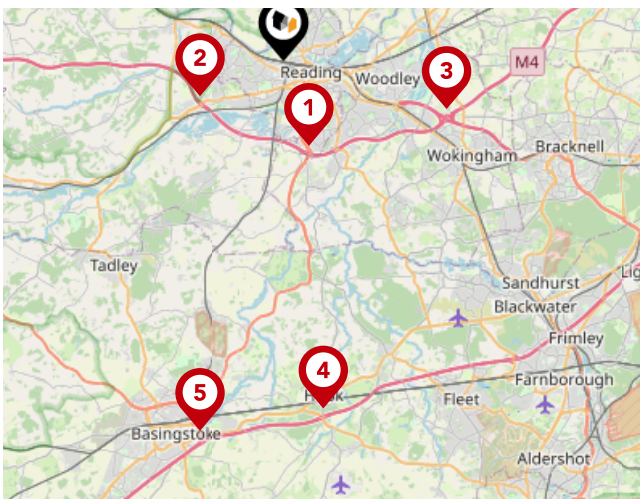
Area

Transport (National)



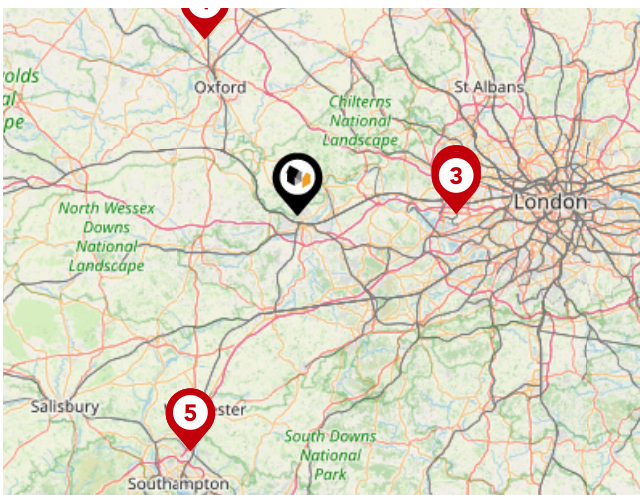
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.2 miles
2	Reading West Rail Station	0.21 miles
3	Reading West Rail Station	0.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.24 miles
2	M4 J12	3.31 miles
3	M4 J10	6.29 miles
4	M3 J5	12.95 miles
5	M3 J6	14.02 miles

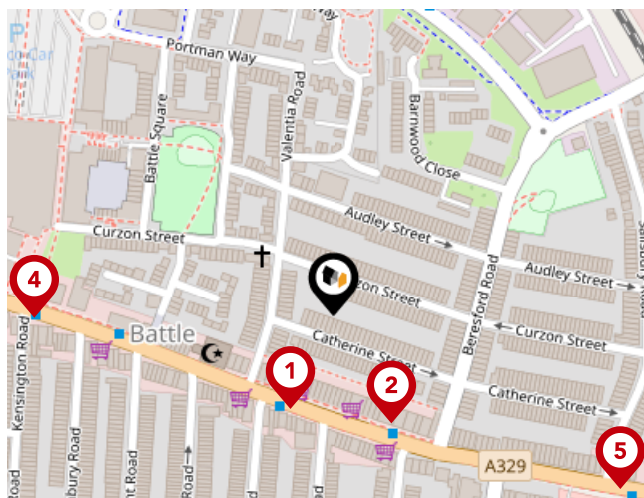


Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.35 miles
2	Heathrow Airport	23.36 miles
3	Heathrow Airport Terminal 4	23.55 miles
4	North Stoneham	38.48 miles
5	Southampton Airport	38.48 miles

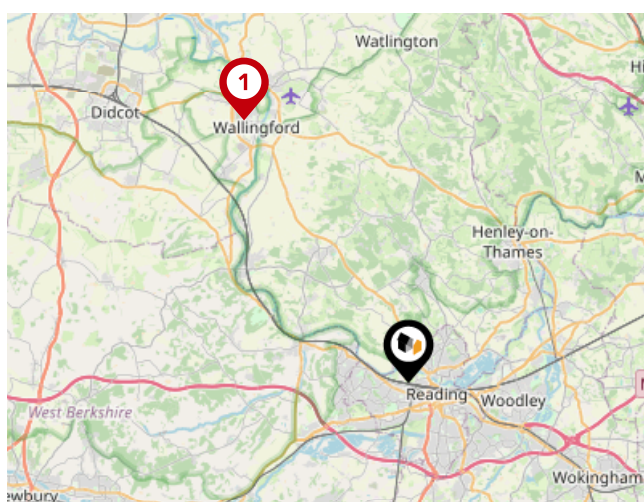
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beresford Road	0.06 miles
2	Beresford Road	0.07 miles
3	Ashmere Terrace	0.19 miles
4	West Village - Tesco	0.17 miles
5	Reading West Rail Station - Oxford Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.47 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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