

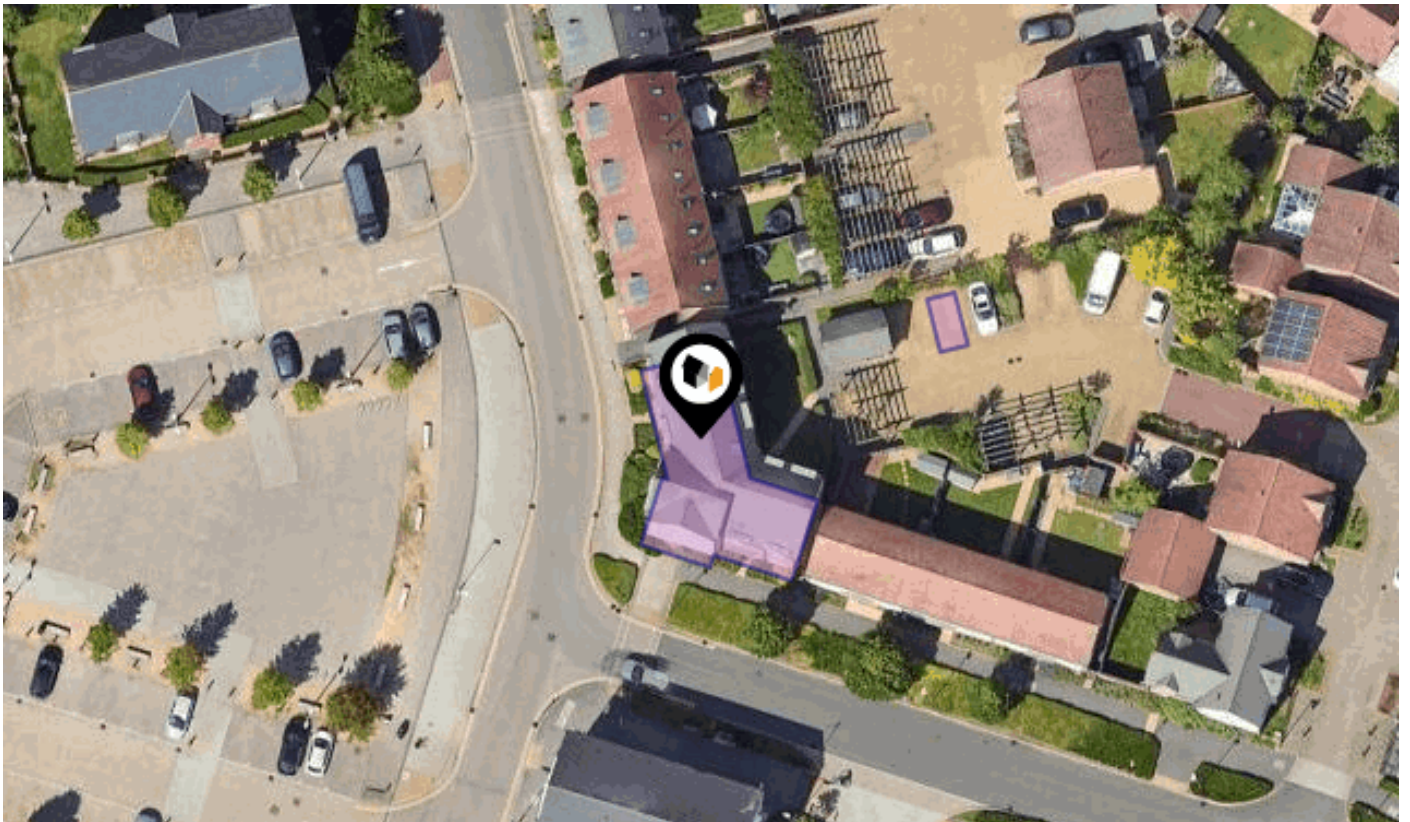


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th December 2024



FLYCATCHER KEEP, BRACKNELL, RG12

Avocado Property

07545 349240

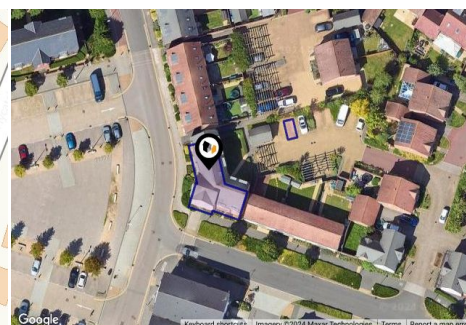
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/07/2011
Floor Area:	602 ft ² / 56 m ²	End Date:	01/09/2135
Plot Area:	0.04 acres	Lease Term:	125 years from 1 September 2010
Year Built :	2011	Term Remaining:	110 years
Council Tax :	Band C		
Annual Estimate:	£1,823		
Title Number:	BK445014		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



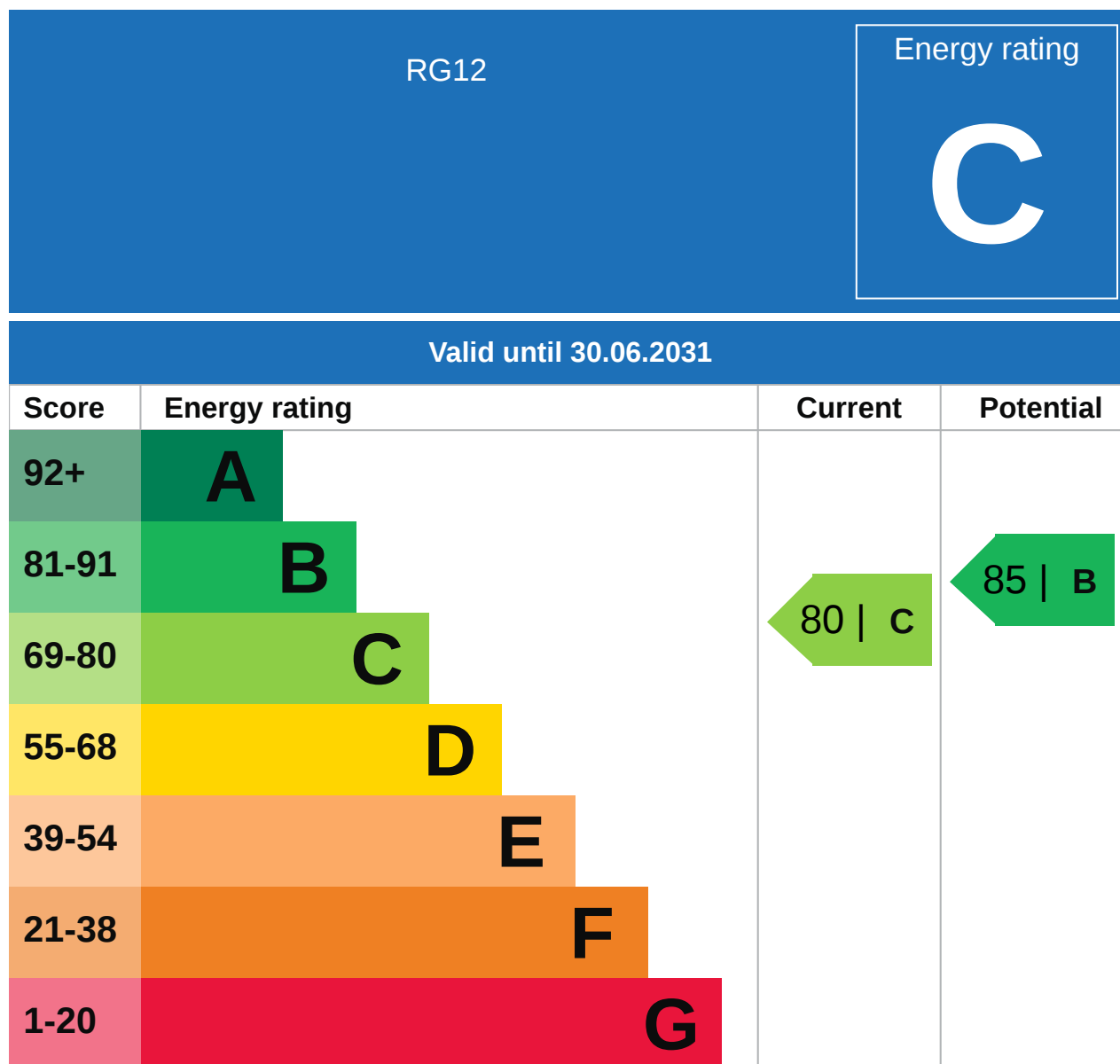
Satellite/Fibre TV Availability:



A map of the area around Burnt House Road and Falcon Way. The proposed development site is highlighted in blue. The site is located between Burnt House Road to the north and Falcon Way to the south. To the west of the site is Hawk Way, and to the east is Waddington Road. The map also shows the location of Jennett's Coffee Shop and a primary school. A parking area (P) is marked on Hawk Way. The map includes a scale bar and a north arrow.

Start Date:	14/07/2011
End Date:	01/09/2135
Lease Term:	125 years from 1 September 2010
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Property EPC - Certificate



Property

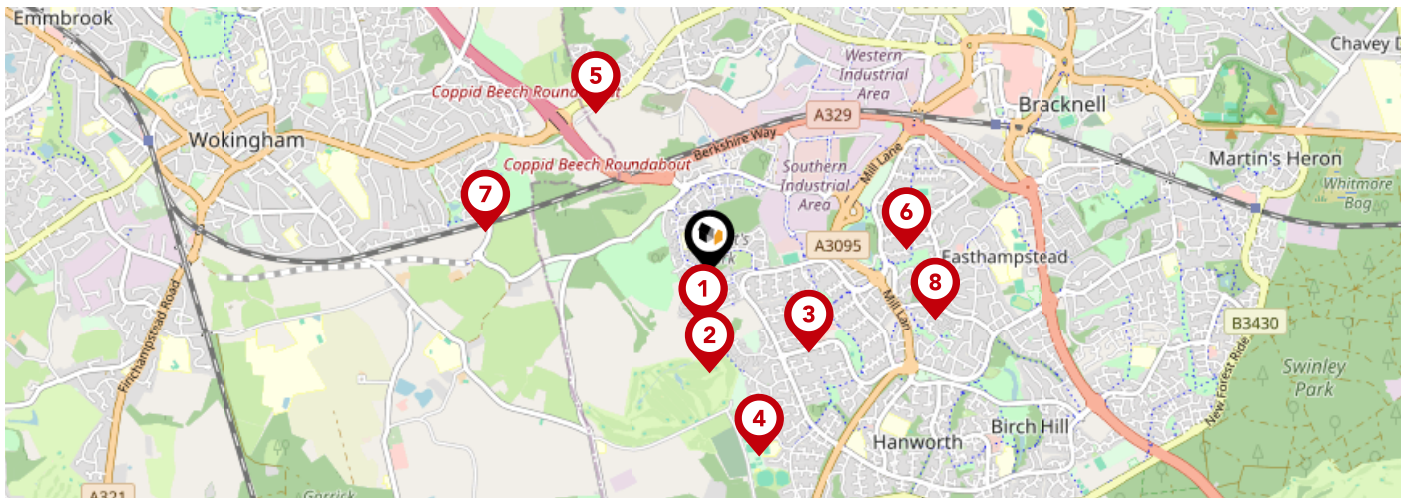
EPC - Additional Data



Additional EPC Data

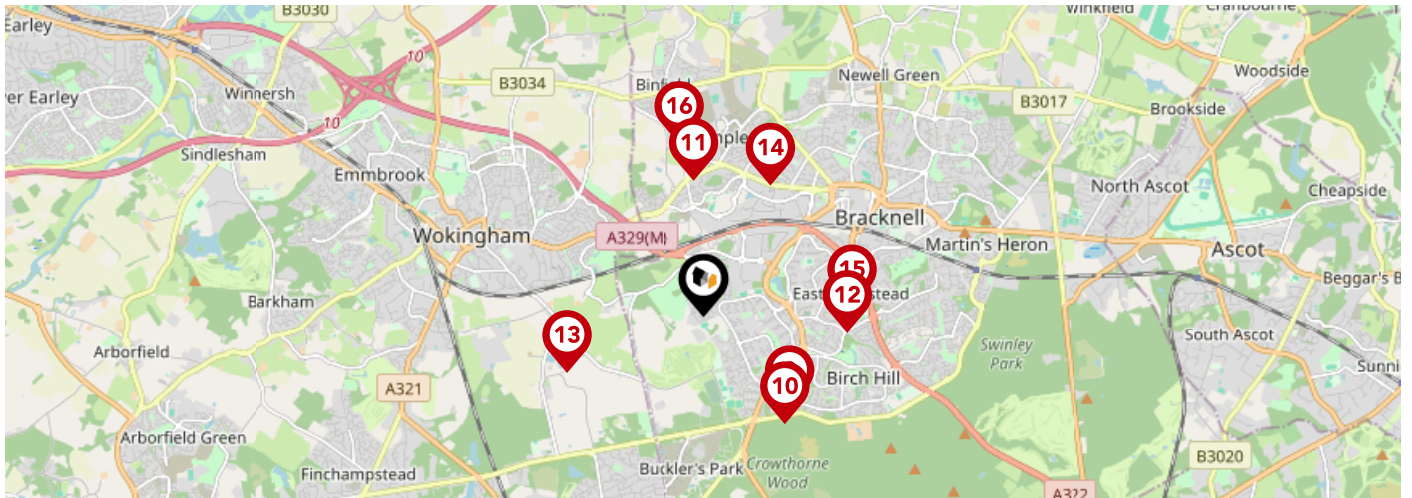
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Jennett's Park CoFE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.25	☐	☒	☐	☐	☐
2	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.46	☐	☐	☒	☐	☐
3	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.59	☐	☒	☐	☐	☐
4	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.88	☐	☒	☐	☐	☐
5	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.91	☐	☒	☐	☐	☐
6	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.92	☐	☒	☐	☐	☐
7	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.06	☐	☒	☐	☐	☐
8	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.06	☐	☒	☐	☐	☐

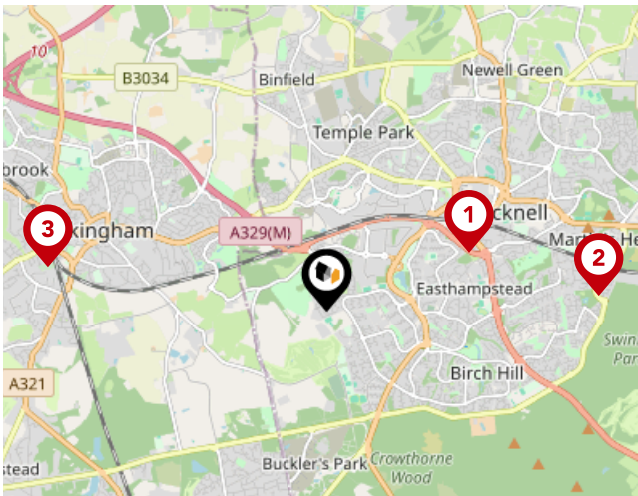
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Pines School Ofsted Rating: Good Pupils: 332 Distance: 1.17	☐	☒	☐	☐	☐
10	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance: 1.24	☐	☒	☐	☐	☐
11	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.27	☐	☒	☐	☐	☐
12	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.34	☐	☒	☐	☐	☐
13	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance: 1.36	☐	☐	☒	☐	☐
14	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance: 1.37	☐	☒	☐	☐	☐
15	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.38	☐	☐	☒	☐	☐
16	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.62	☐	☐	☒	☐	☐

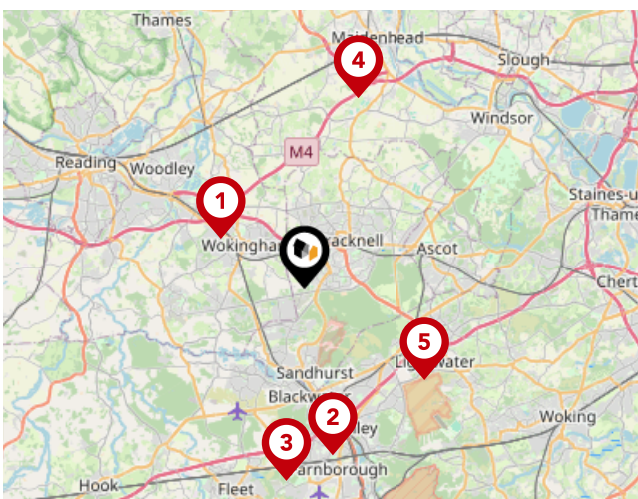
Area

Transport (National)



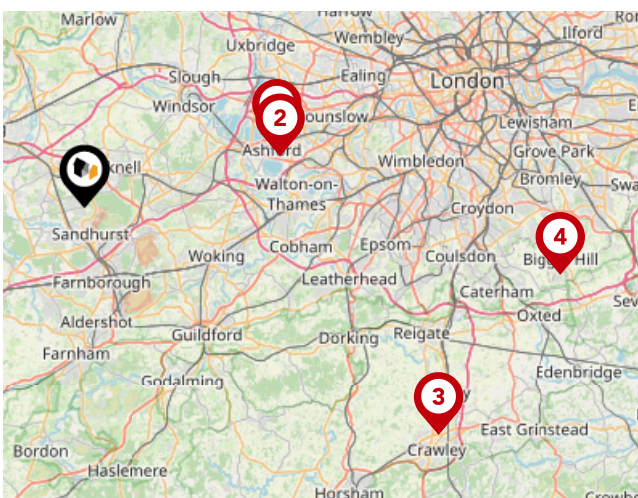
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.43 miles
2	Martins Heron Rail Station	2.52 miles
3	Wokingham Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.59 miles
2	M3 J4	6.26 miles
3	M3 J4A	7.14 miles
4	A404(M) J9A	7.35 miles
5	M3 J3	5.59 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	15.01 miles
2	Heathrow Airport Terminal 4	14.93 miles
3	Gatwick Airport	31.22 miles
4	Leaves Green	35.59 miles

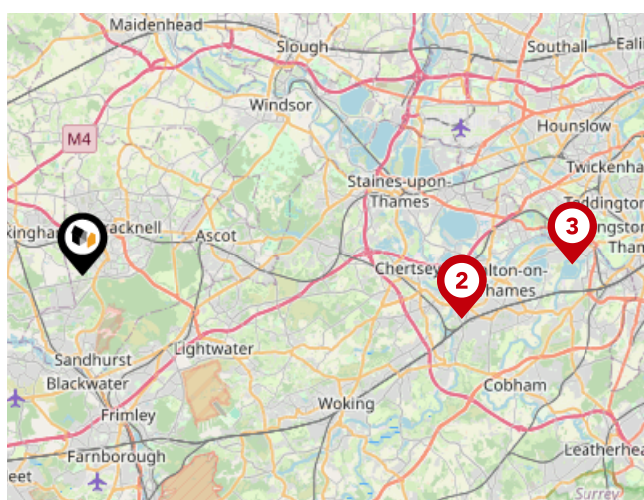
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodpecker Place	0.11 miles
2	Burnthouse Ride	0.15 miles
3	Pipit Green	0.13 miles
4	Fieldfare Drive	0.22 miles
5	Bullfinch Rise	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.14 miles
2	Weybridge Ferry Landing	14.17 miles
3	Moulsey - Hurst Park Ferry Landing	18.11 miles

Avocado Property

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Avocado Property

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Avocado Property

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07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

