

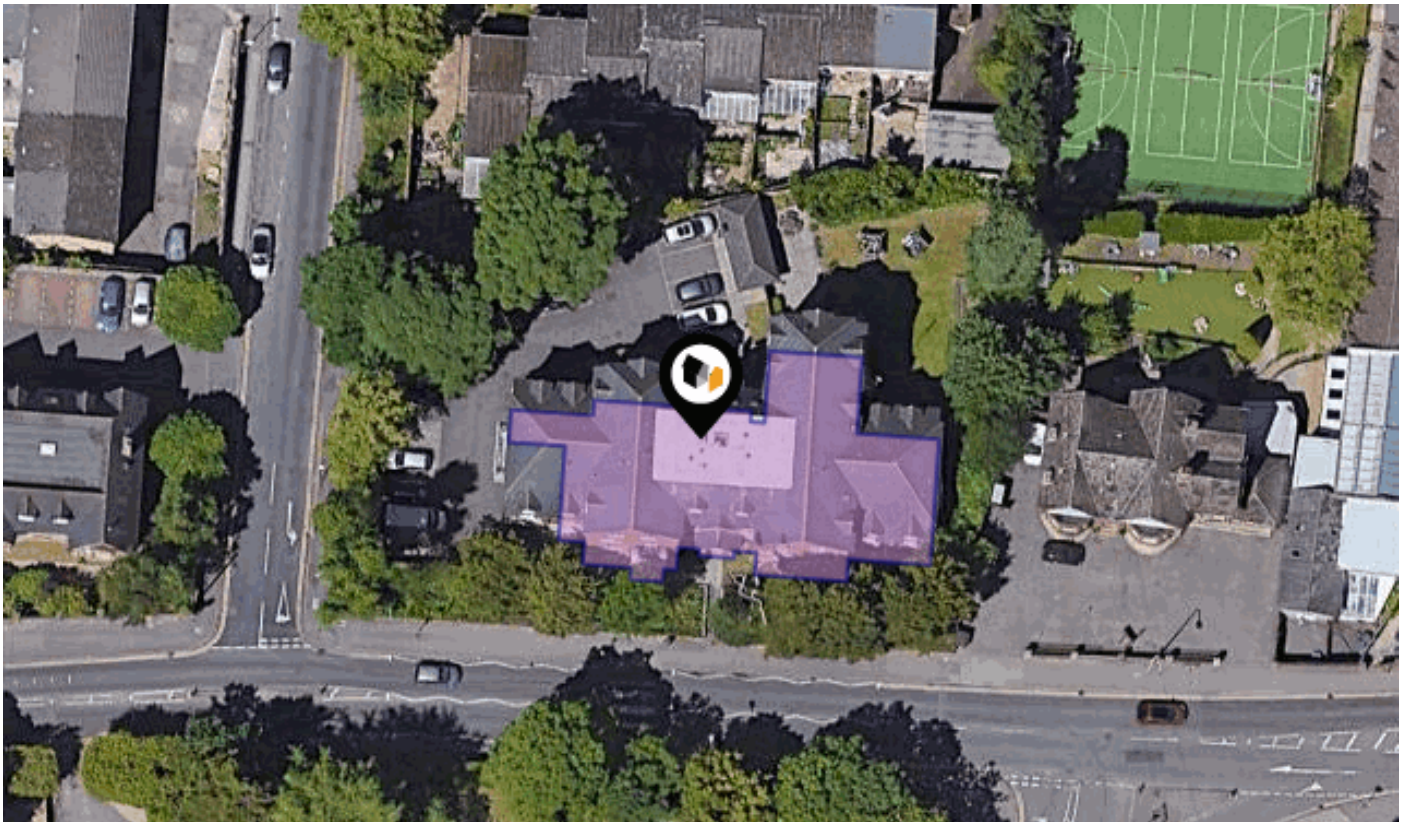


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th January 2025



SKELTON COURT, CONNAUGHT ROAD, READING, RG30

Avocado Property

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Property Overview



os-zoom-map

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.11 acres
Year Built :	2003-2006
Council Tax :	Band B
Annual Estimate:	£1,841
Title Number:	BK521351

Tenure:	Leasehold
Start Date:	24/03/2022
End Date:	01/04/3095
Lease Term:	1089 years from 1 April 2006
Term Remaining:	1070 years

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	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



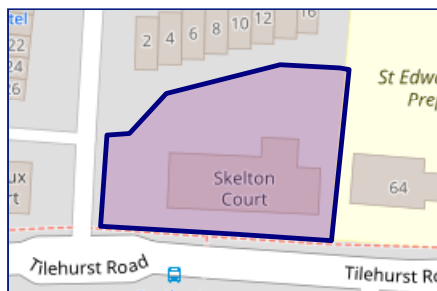
Satellite/Fibre TV Availability:



Property Multiple Title Plans

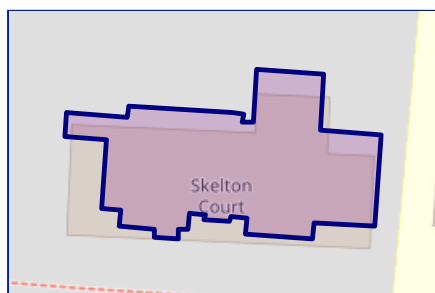


Freehold Title Plan



BK84224

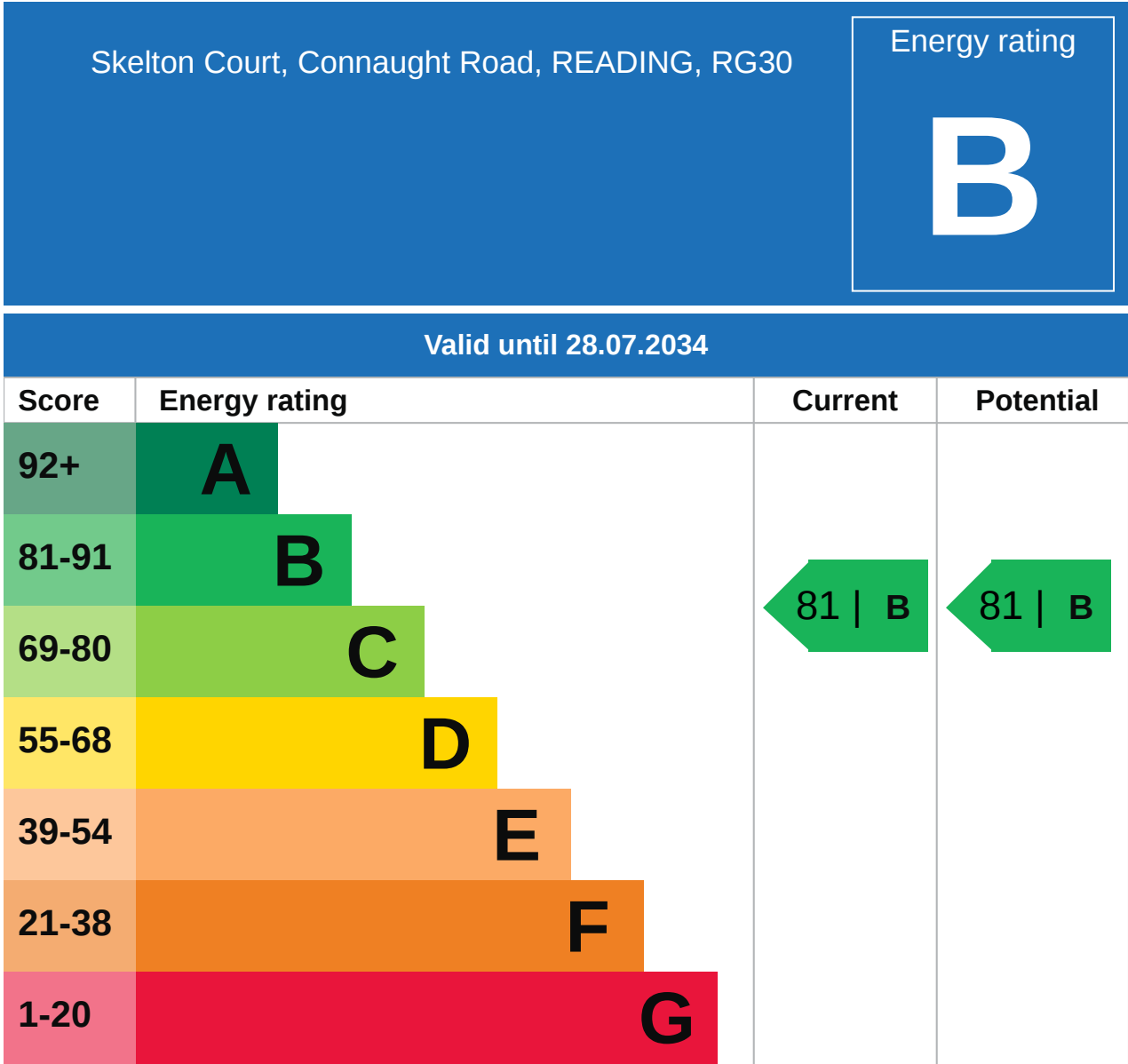
Leasehold Title Plan



BK521351

Start Date: 24/03/2022
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Property EPC - Certificate



Property

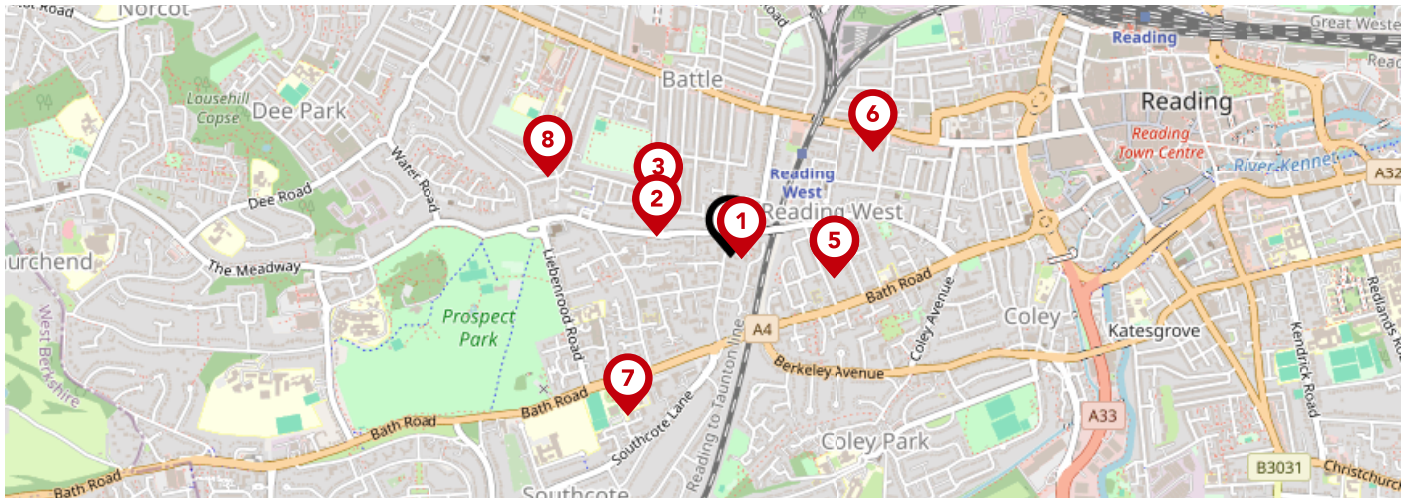
EPC - Additional Data



Additional EPC Data

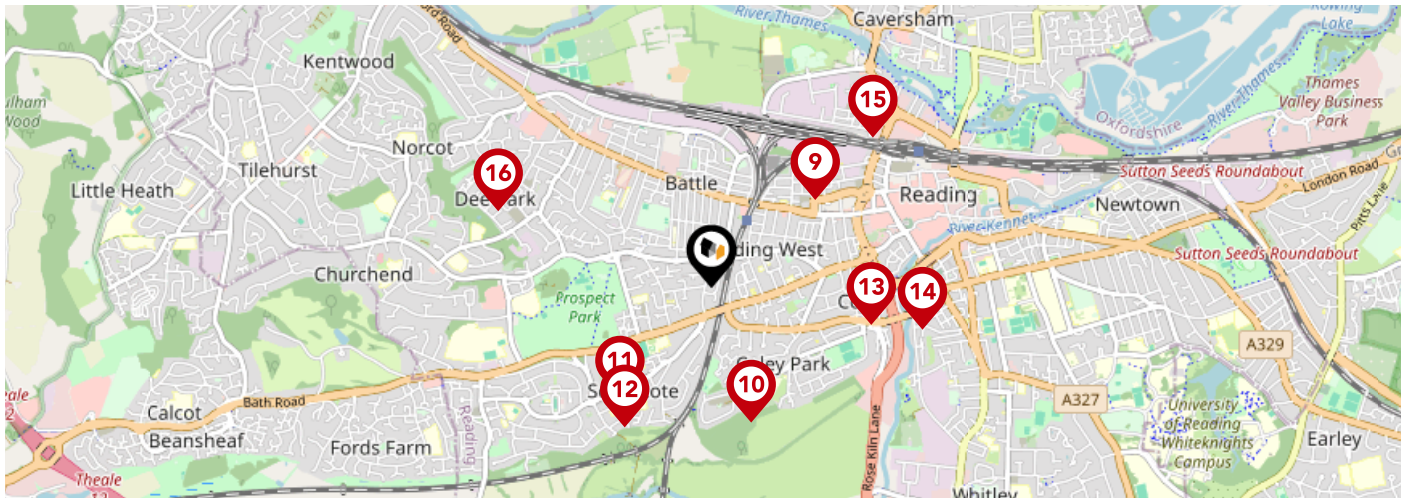
Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	46 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.03	☐	☒	☐	☐	☐
2	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.18	☐	☐	☒	☐	☐
3	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.21	☐	☒	☐	☐	☐
4	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.24	☐	☒	☐	☐	☐
5	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.24	☐	☒	☐	☐	☐
6	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.41	☐	☒	☐	☐	☐
7	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.43	☐	☐	☒	☐	☐
8	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.46	☐	☒	☐	☐	☐

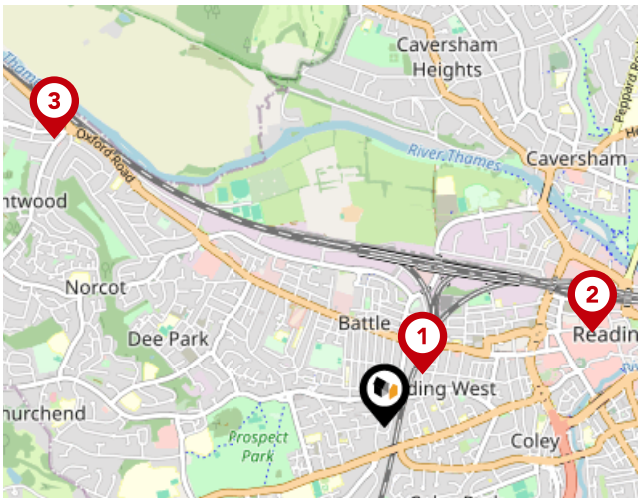
Area Schools



		Nursery	Primary	Secondary	College	Private
	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.64	☐	☒	☐	☐	☐
	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.64	☐	☒	☐	☐	☐
	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.66	☐	☐	☒	☐	☐
	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.75	☐	☒	☐	☐	☐
	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.76	☐	☒	☐	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.99	☐	☒	☐	☐	☐
	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:1.02	☐	☒	☐	☐	☐
	Ranikhet Academy Ofsted Rating: Good Pupils: 247 Distance:1.04	☐	☒	☐	☐	☐

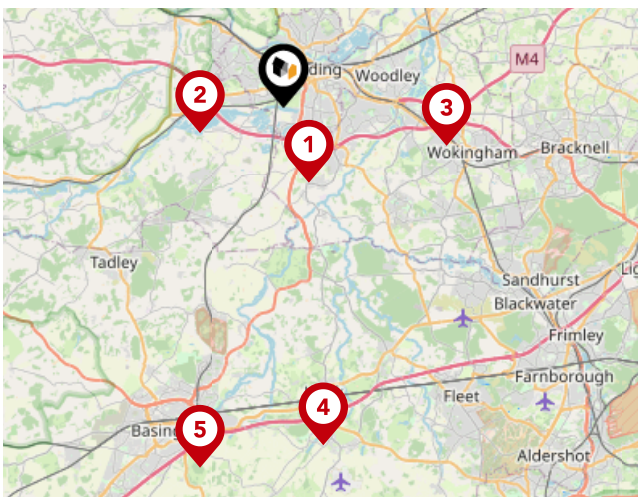
Area

Transport (National)



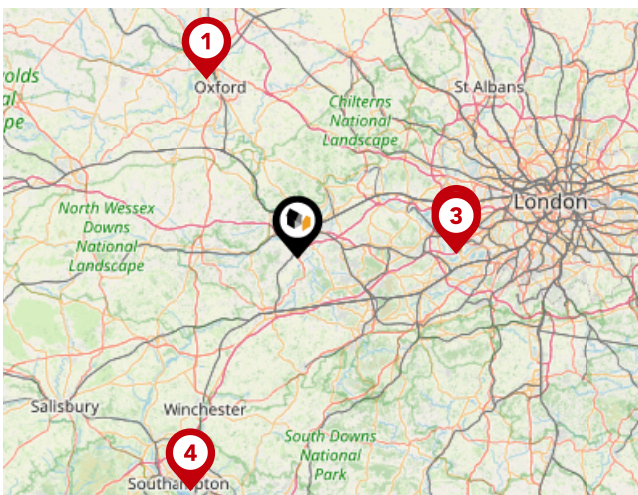
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.31 miles
2	Reading Rail Station	1.06 miles
3	Tilehurst Rail Station	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.91 miles
2	M4 J12	3.19 miles
3	M4 J10	6.21 miles
4	M3 J5	12.61 miles
5	M3 J6	13.68 miles

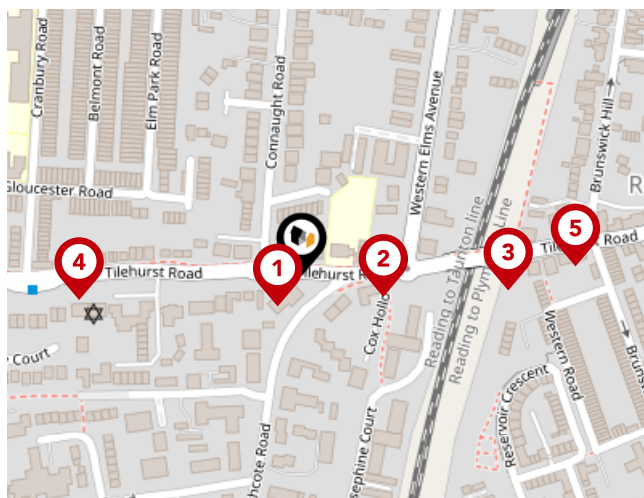


Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.55 miles
2	Heathrow Airport	23.39 miles
3	Heathrow Airport Terminal 4	23.57 miles
4	Southampton Airport	38.16 miles

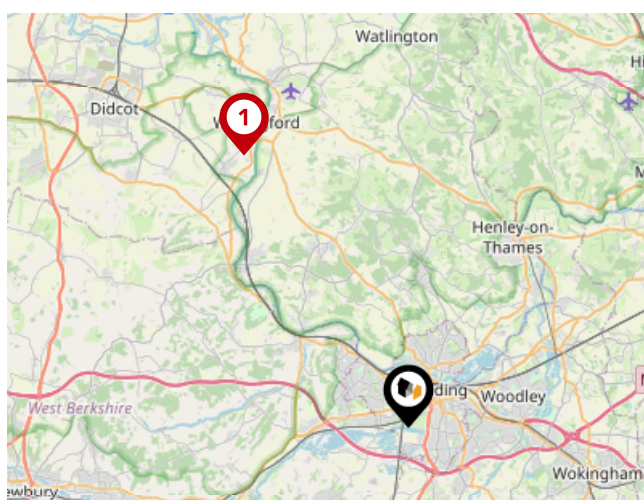
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Southcote Road	0.02 miles
2	Southcote Road	0.05 miles
3	Reading West Station - Tilehurst Road	0.12 miles
4	Cranbury Road	0.13 miles
5	Reading West Station - Tilehurst Road	0.16 miles



Local Connections

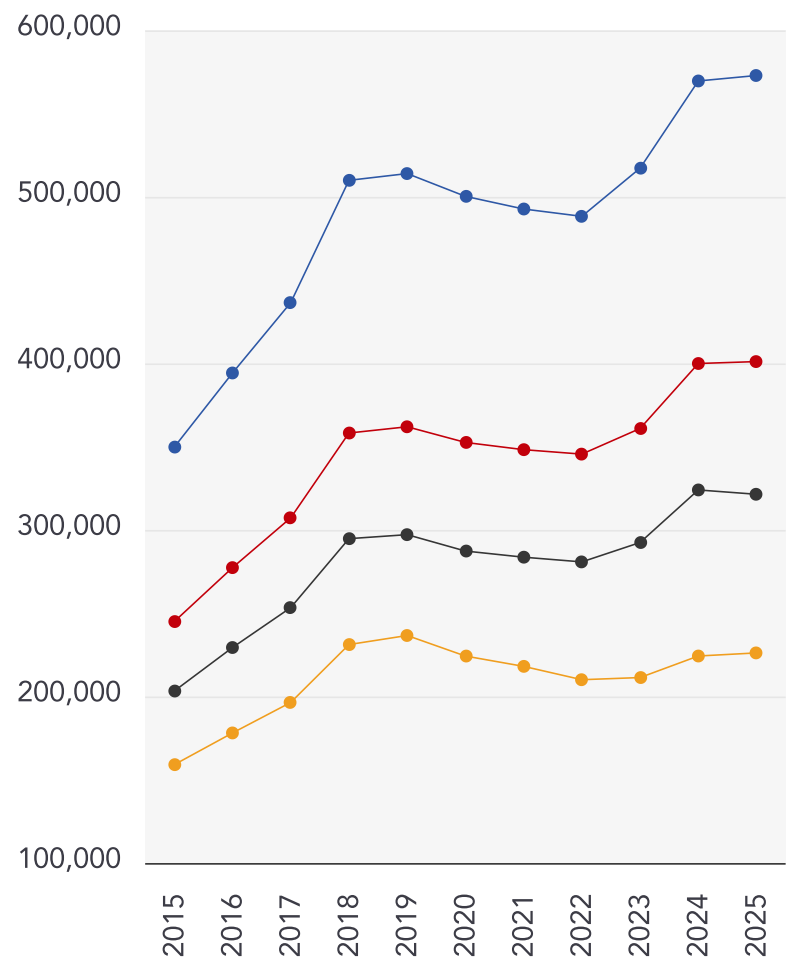
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.76 miles

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%

Avocado Property

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Avocado Property

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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.

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Avocado Property

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