

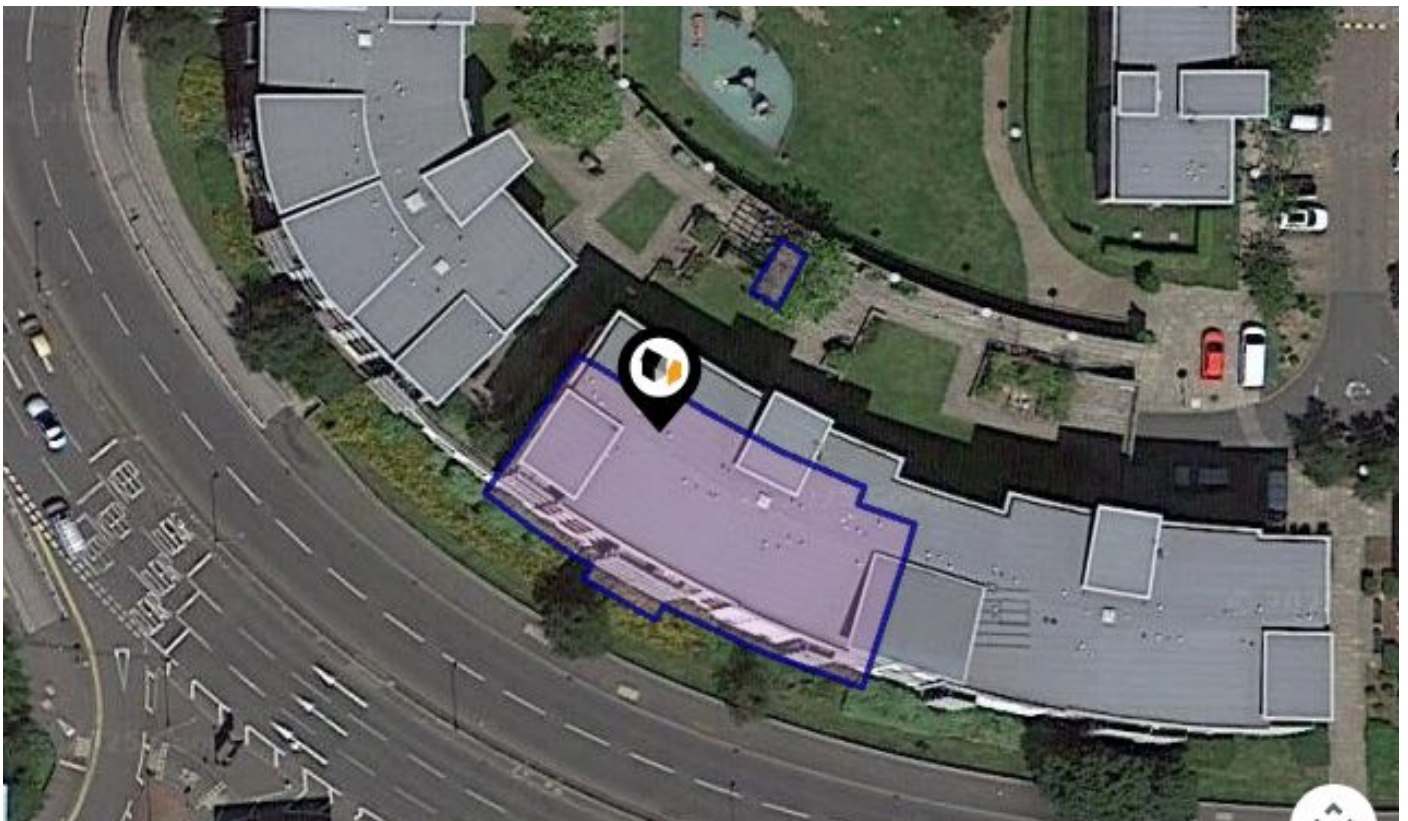


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th April 2025



KELVIN GATE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

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Introduction

Our Comments

** NO ONWARD CHAIN **

This spacious apartment offers two bedrooms, with an en-suite shower room to the principal bedroom and an additional well-appointed bathroom. A balcony in the living room provides plenty of natural light and a pleasant view from the large windows at one end, and the open plan kitchen at the other.

Situated just off the Met Office roundabout in central Bracknell, Kelvin Gate is a well-maintained development with plenty of parking and seating areas to enjoy. Located conveniently close to The Lexicon in the town centre, this home is ideal for professionals or a small family seeking clean, contemporary accommodation with easy access to local amenities. There is an abundance of green space and parks locally with The Elms Field and Lily Hill Park both close by. The apartment offers a prime location, just a short walk from The Lexicon, Bracknell train station, and with both the M3 & M4 motorway networks within easy reach.

Council Tax Band: B

105 years remaining on the lease

Service Charges: £2,400 per annum

Ground Rent: £225 per annum

Allocated Parking

No Onward Chain

Open Plan + Balcony

Two Double Bedrooms

En Suite and Family Bathroom

Close to The Lexicon

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	05/03/2008
Floor Area:	667 ft ² / 62 m ²	End Date:	24/12/2131
Plot Area:	0.13 acres	Lease Term:	125 years from 24 December 2006
Year Built :	2008	Term	106 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£1,916		
Title Number:	BK423430		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Property

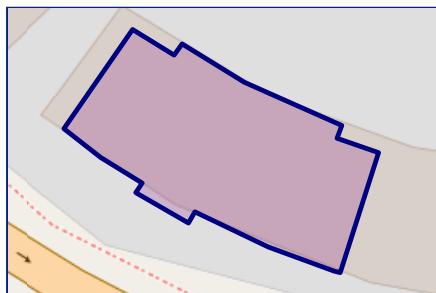
Multiple Title Plans

Freehold Title Plan



BK435271

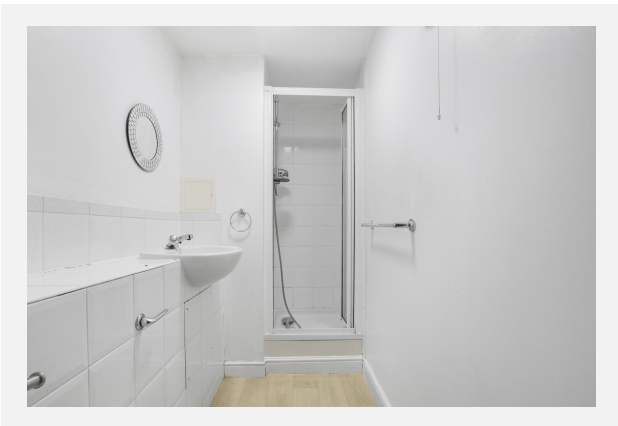
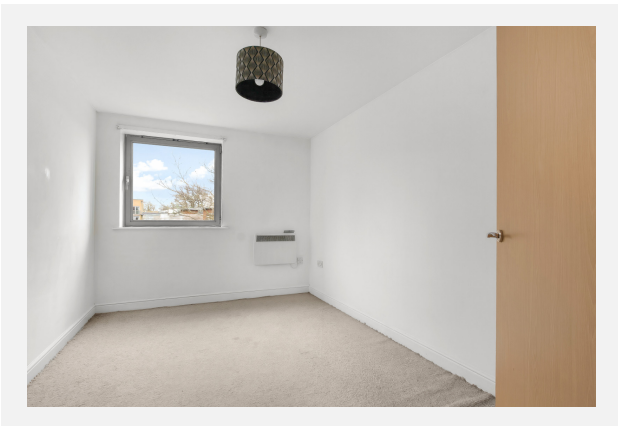
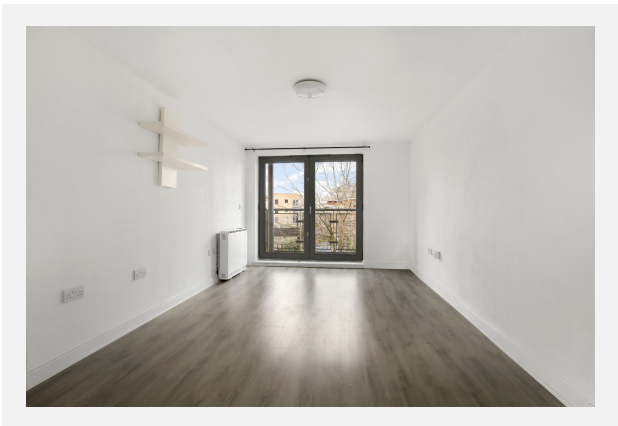
Leasehold Title Plan



BK423430

Start Date:	05/03/2008
End Date:	24/12/2131
Lease Term:	125 years from 24 December 2006
Term Remaining:	106 years

Gallery Photos

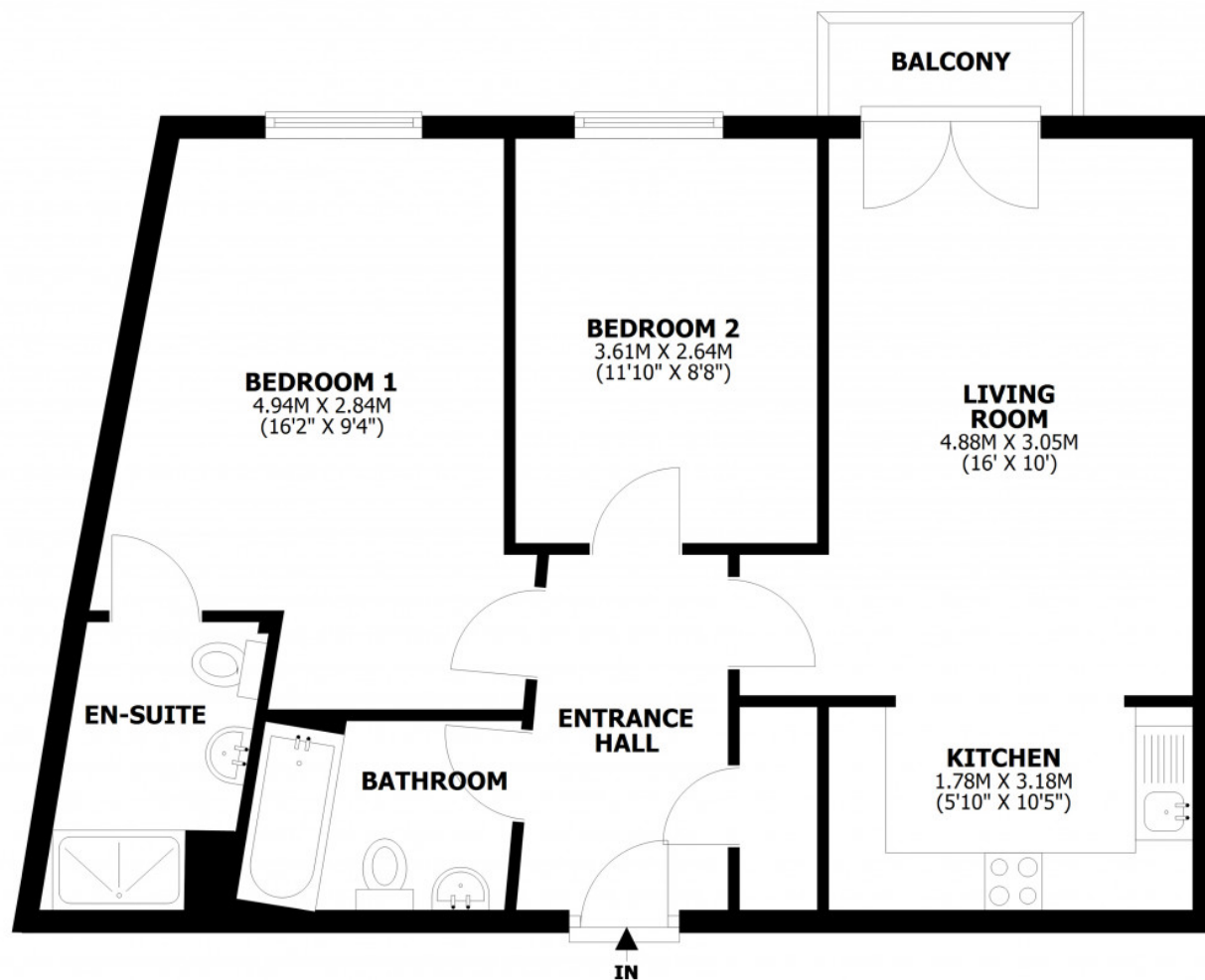


KELVIN GATE, BRACKNELL, RG12



Kelvin Gate, Bracknell, RG12

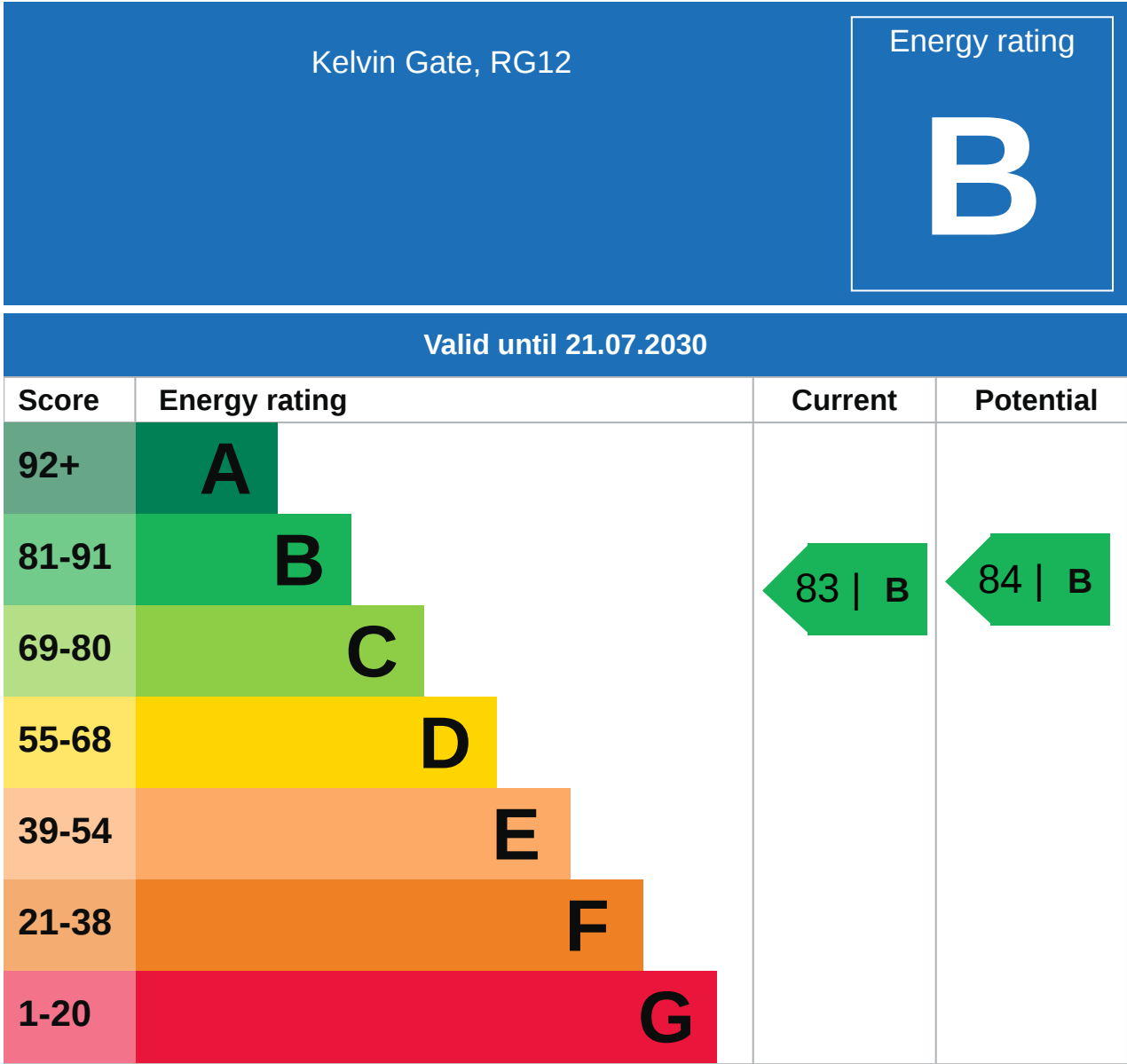
Total internal area: approx. 62.1 sq. metres (669 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate



Property

EPC - Additional Data

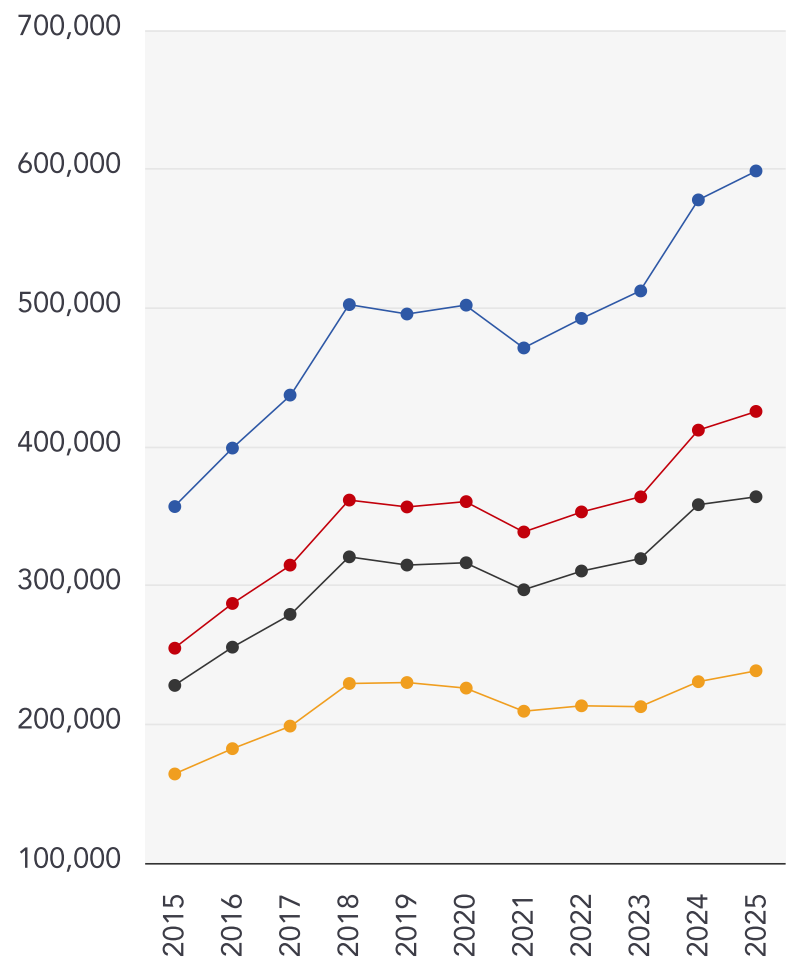
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
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:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

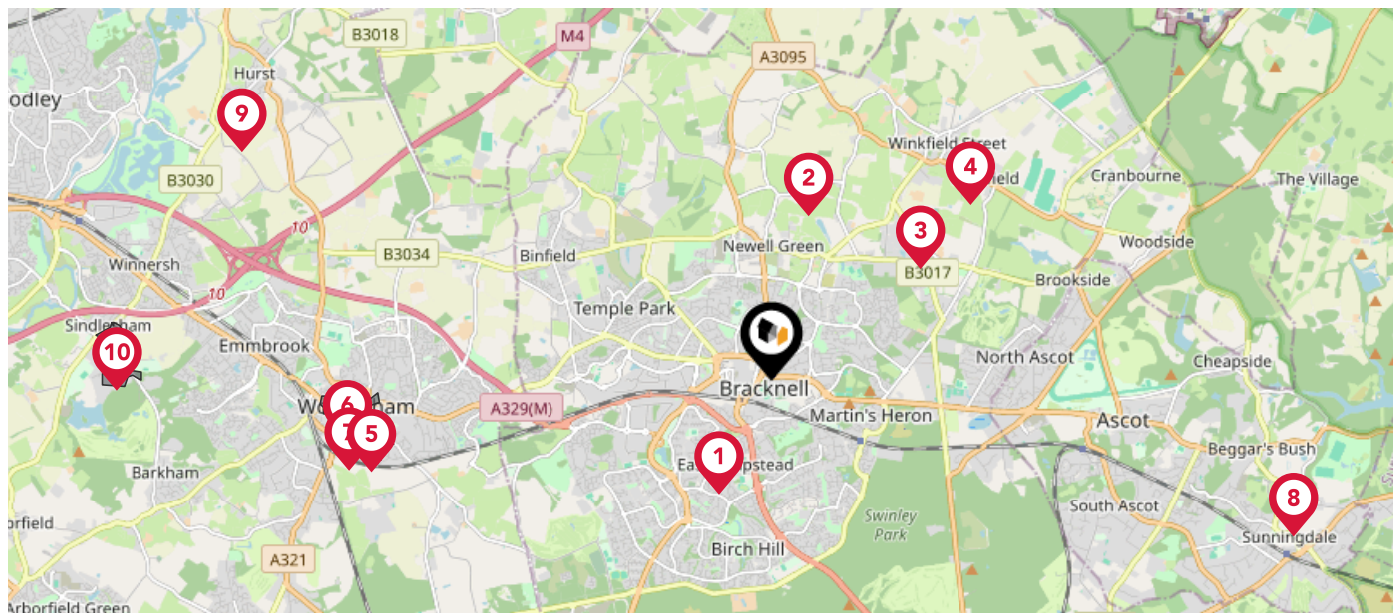
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Easthampstead



Warfield



Winkfield Row



Winkfield Village



Murdoch Road



Wokingham Town Centre



Langborough Road



Sunningdale



Hurst

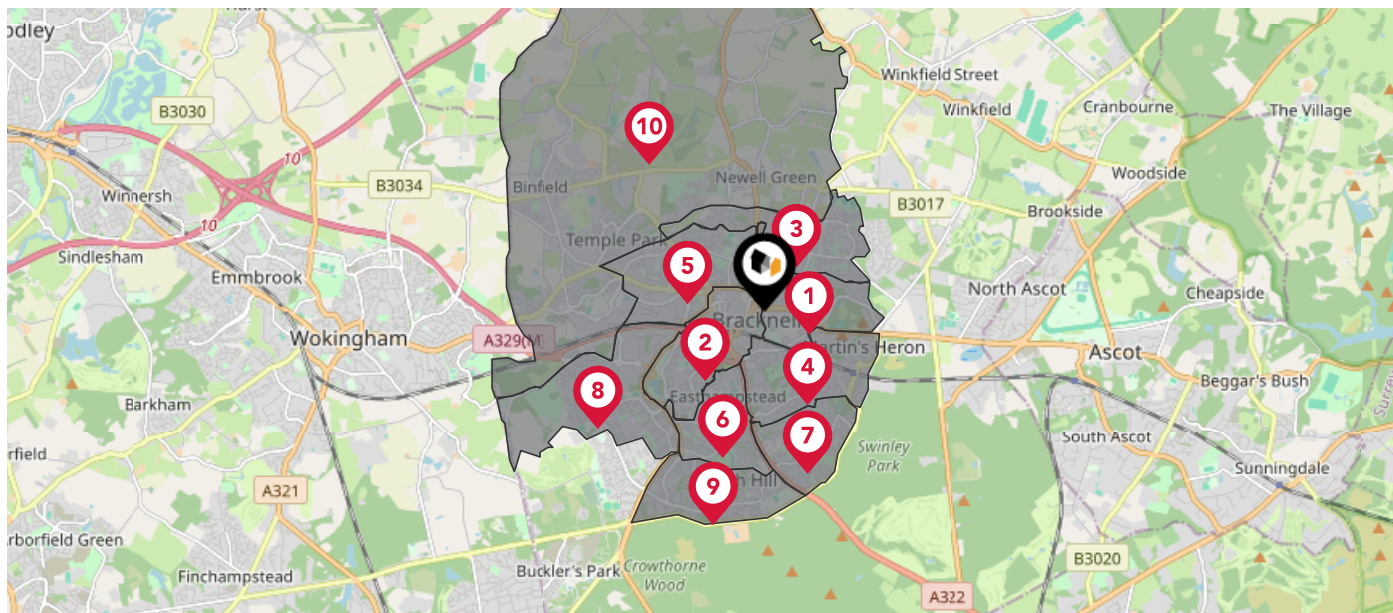


Sindlesham

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



Bullbrook Ward



Wildridings and Central Ward



Warfield Harvest Ride Ward



Harmans Water Ward



Priestwood and Garth Ward



Old Bracknell Ward



Crown Wood Ward



Great Hollands North Ward



Hanworth Ward

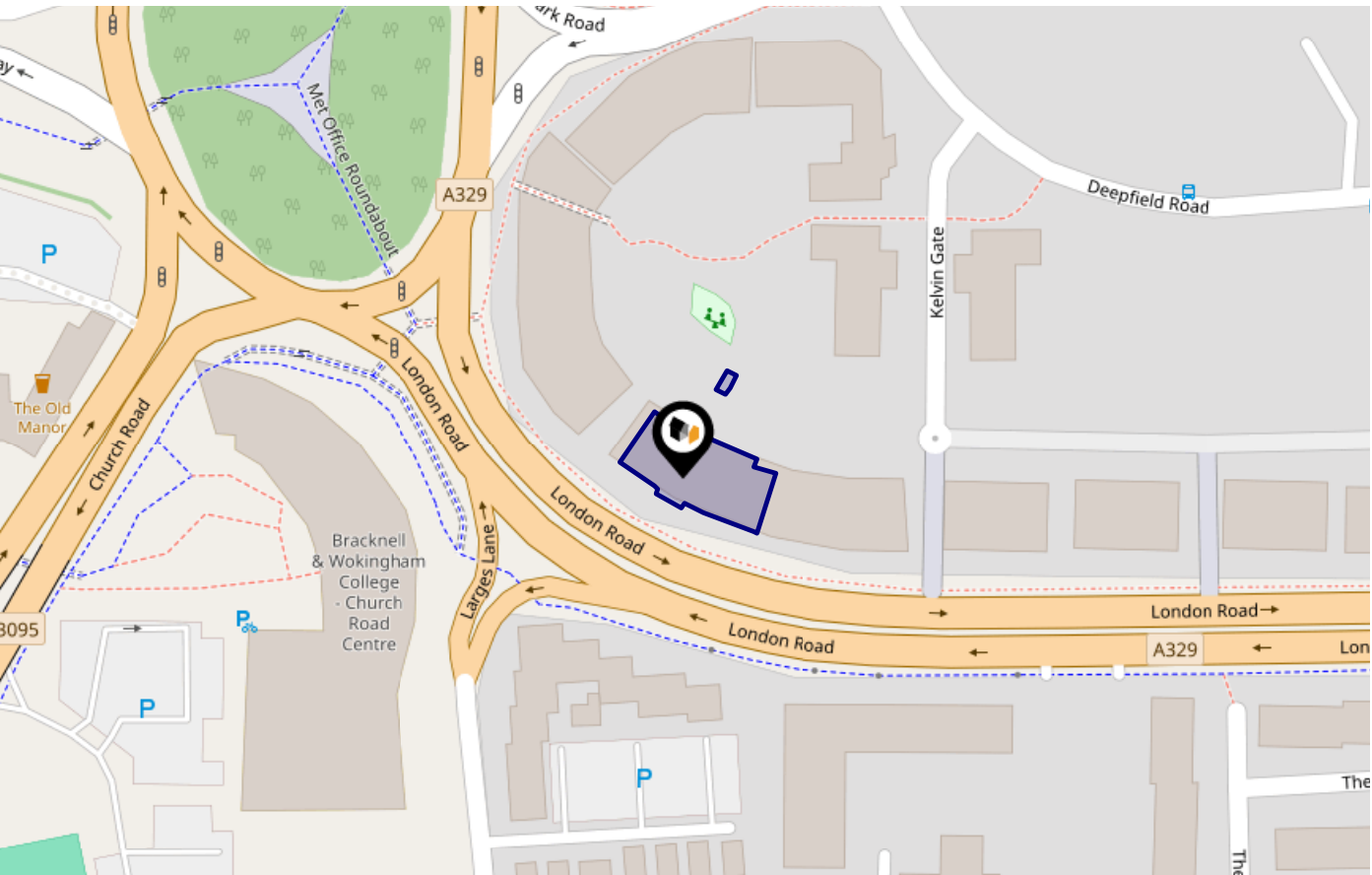


Binfield with Warfield Ward

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.

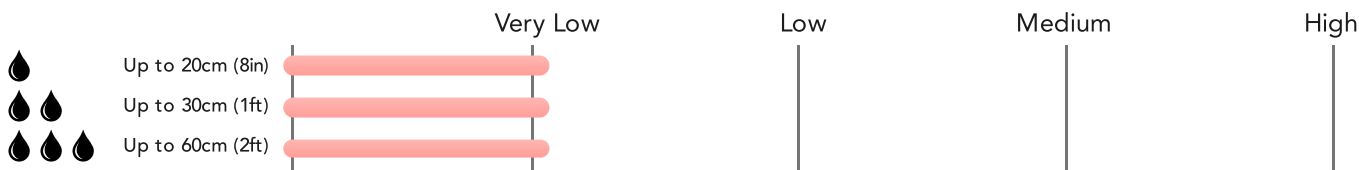


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

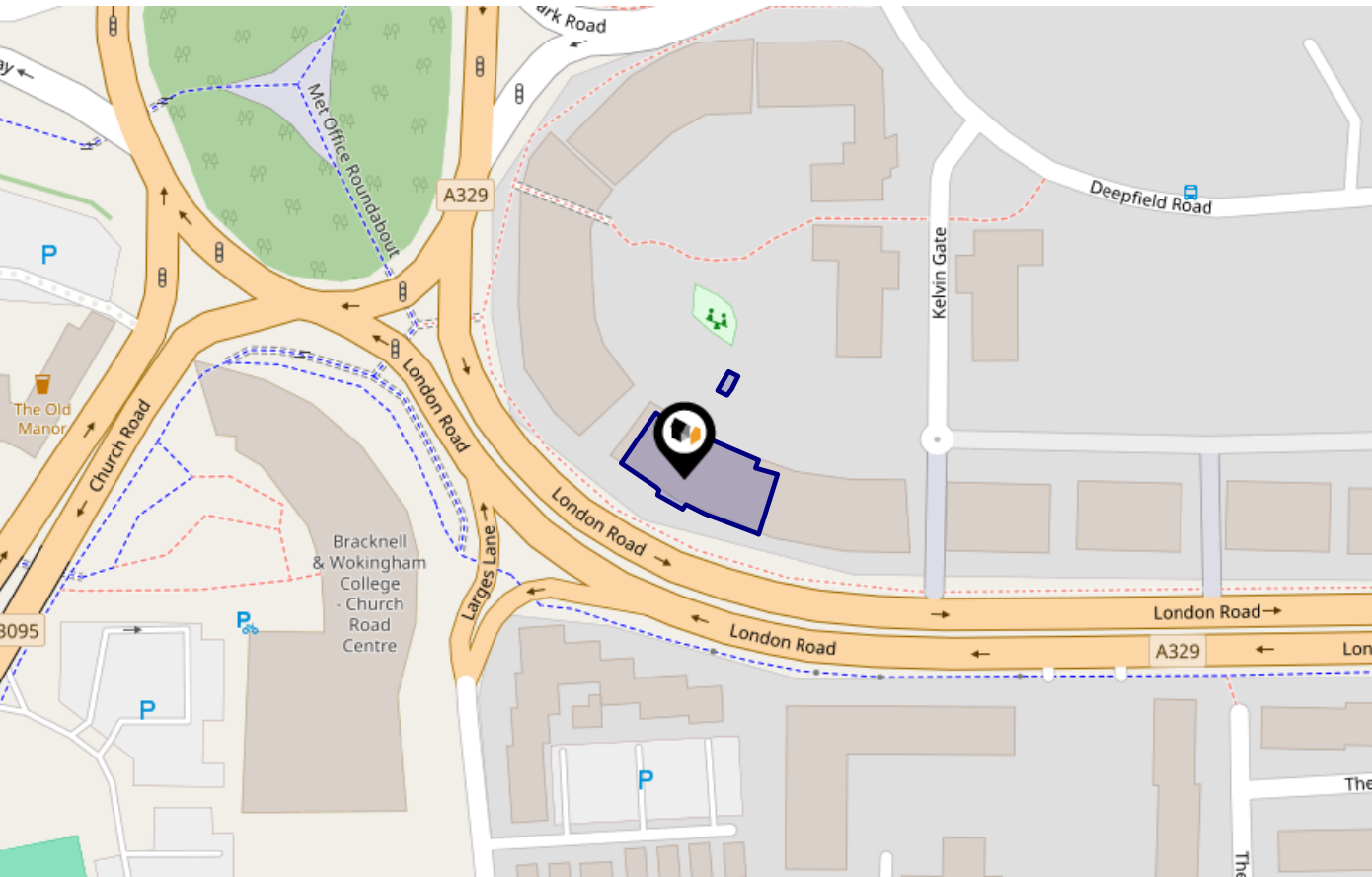
Chance of flooding to the following depths at this property:



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.

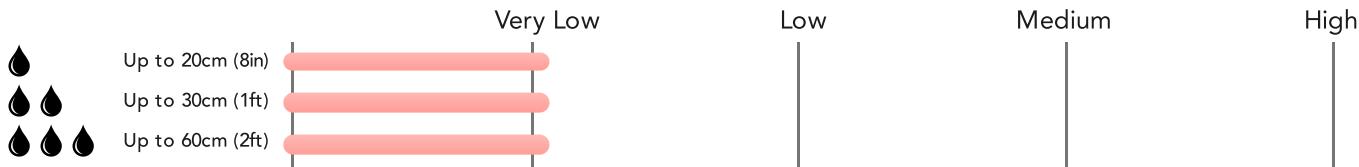


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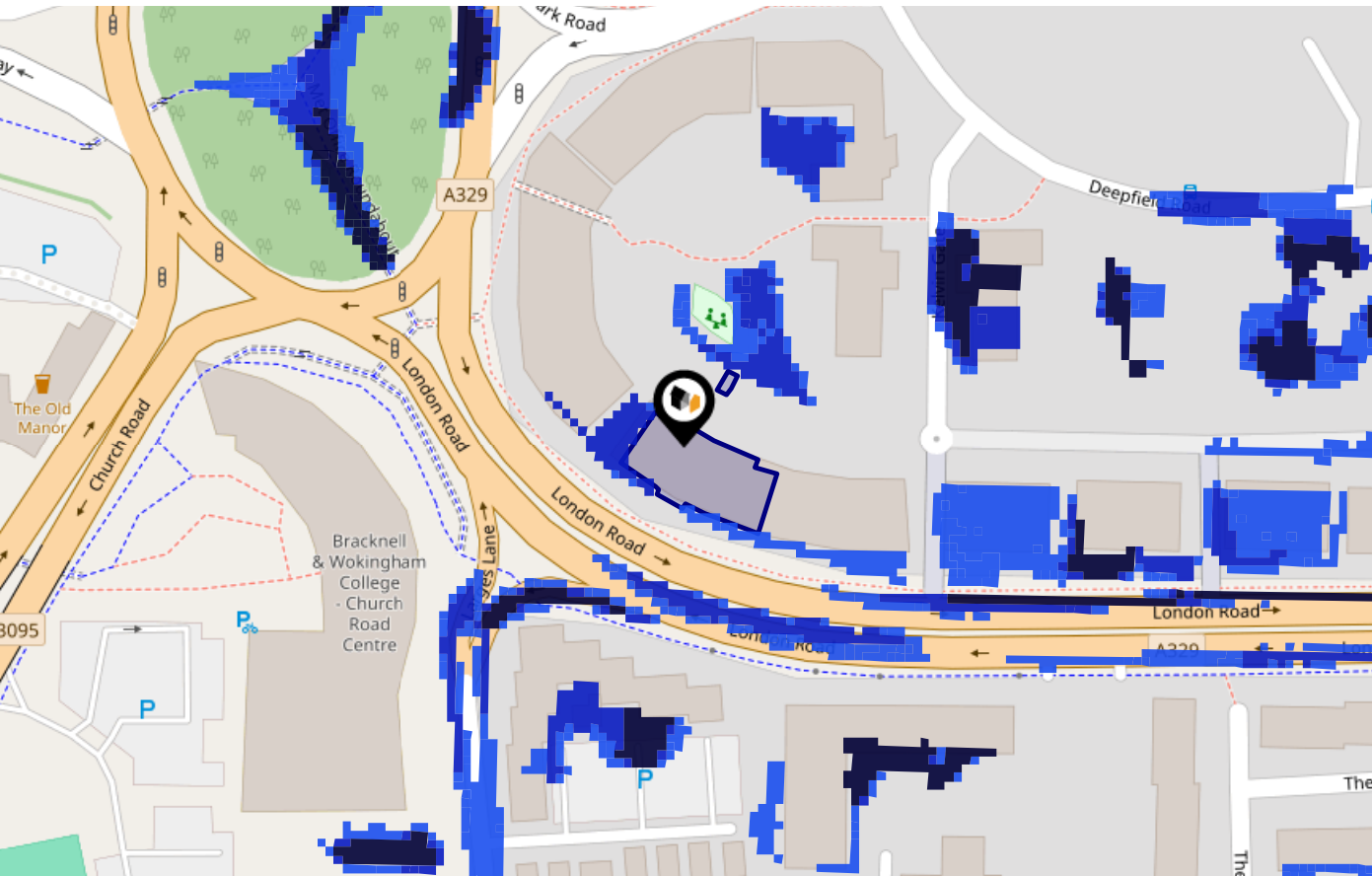
Chance of flooding to the following depths at this property:



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.

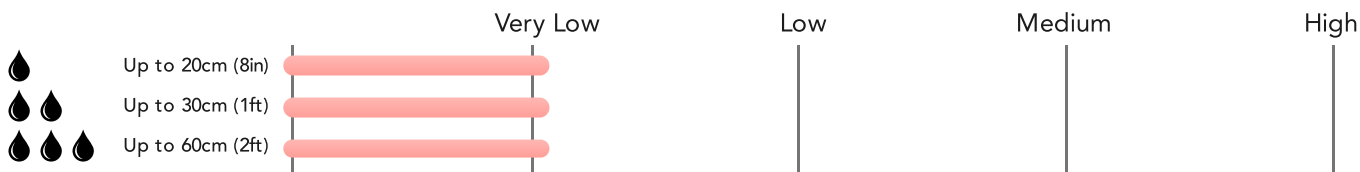


Risk Rating: Very low

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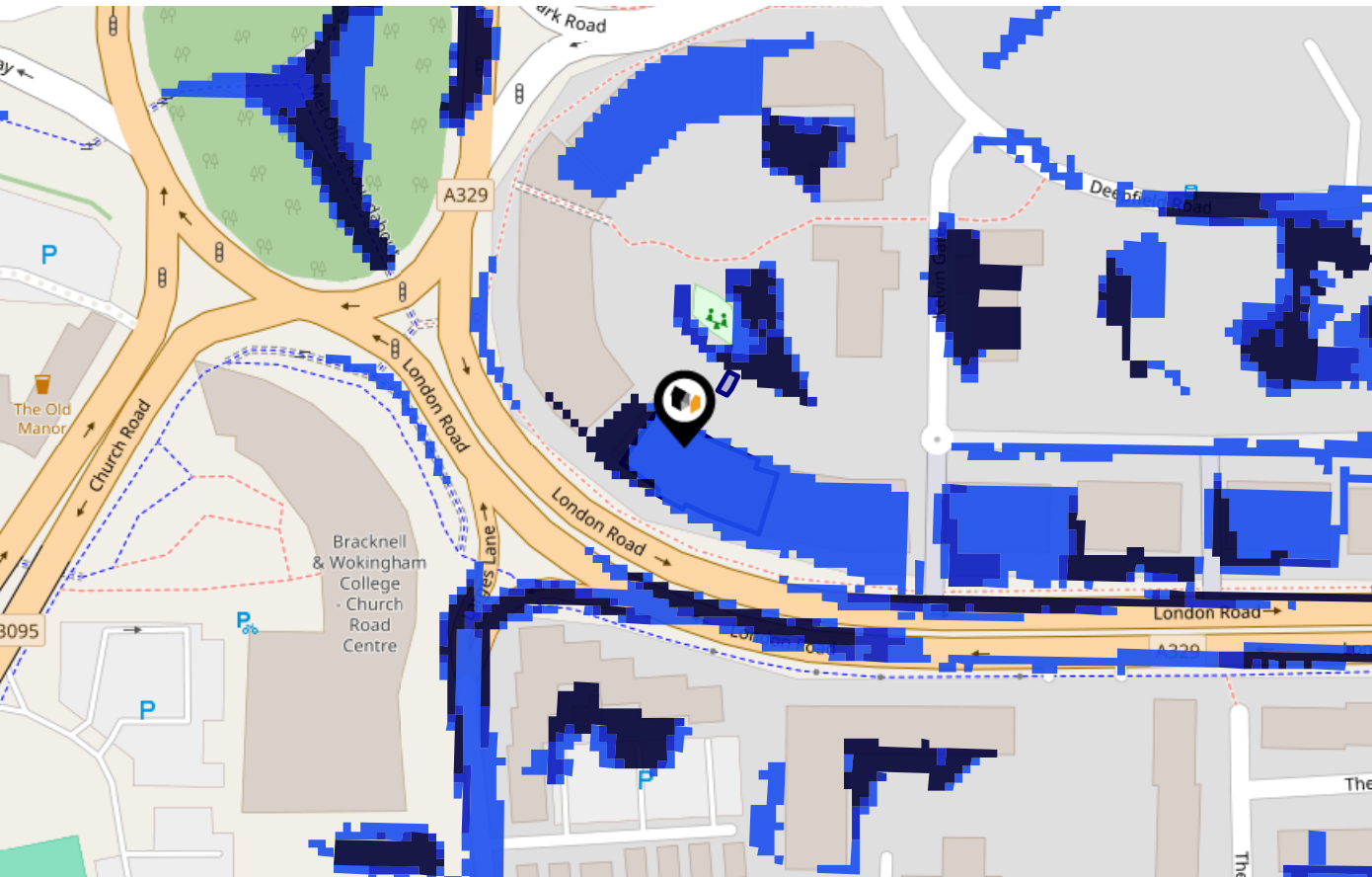
Chance of flooding to the following depths at this property:



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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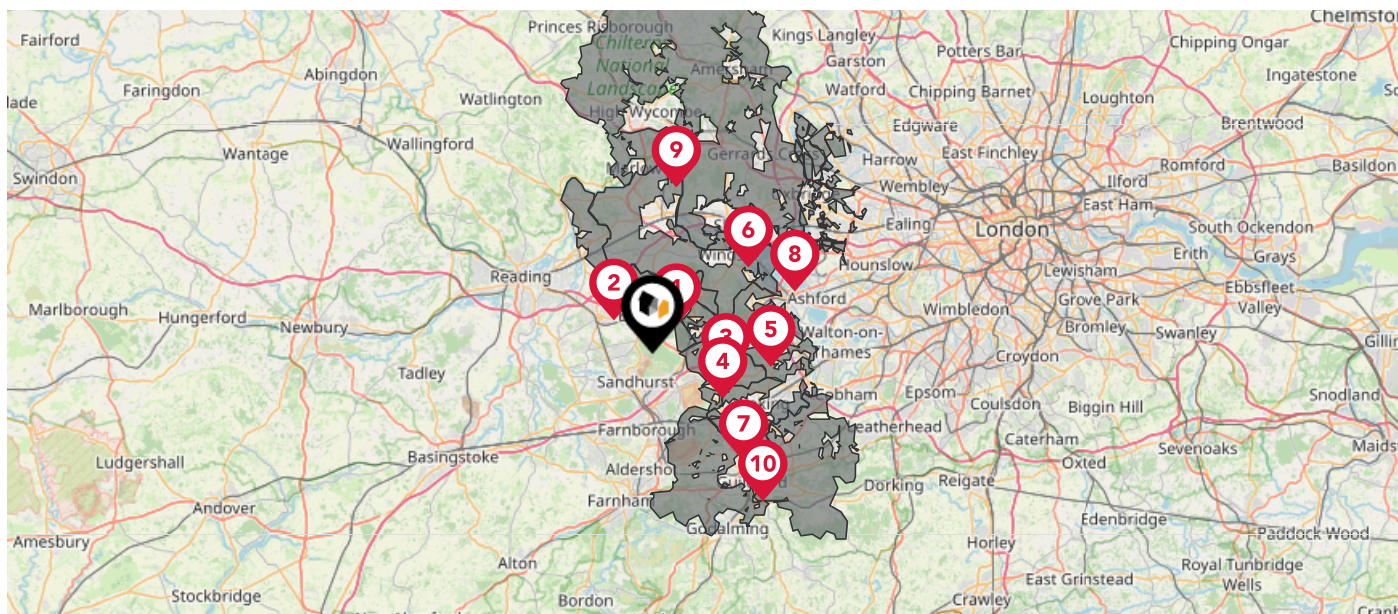
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Buckinghamshire
- 10 London Green Belt - Guildford

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.



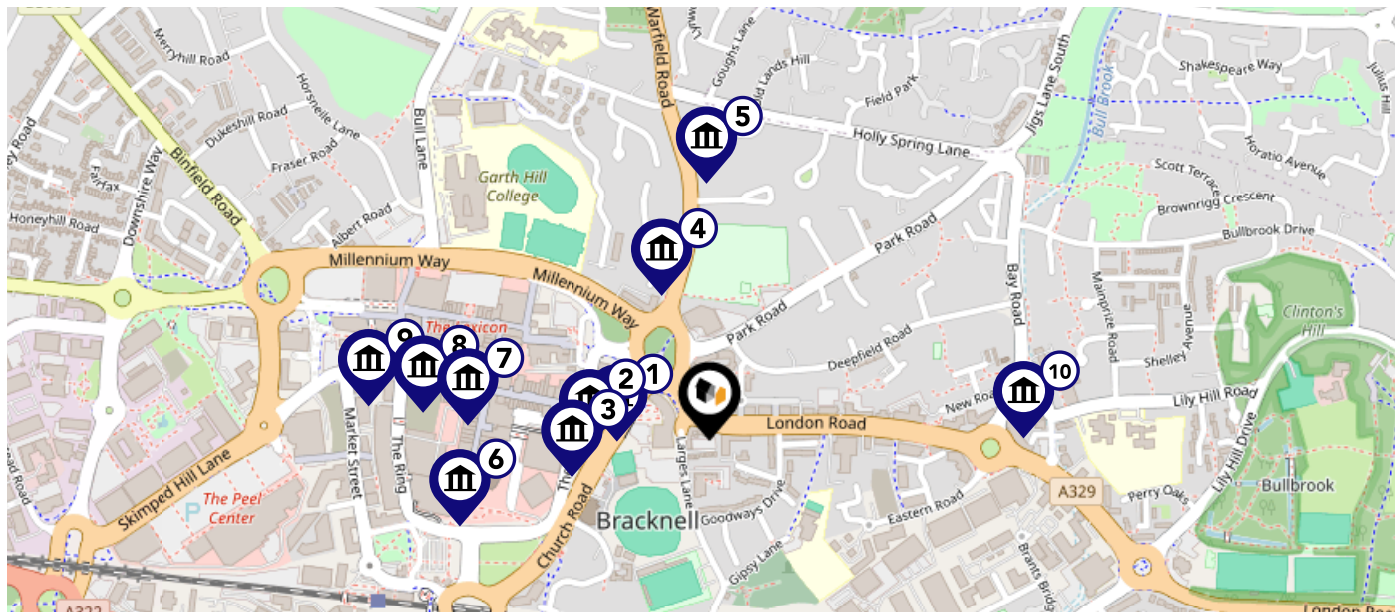
Nearby Landfill Sites

1	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
3	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
4	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
5	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
6	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
7	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
8	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
9	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
10	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐

Maps

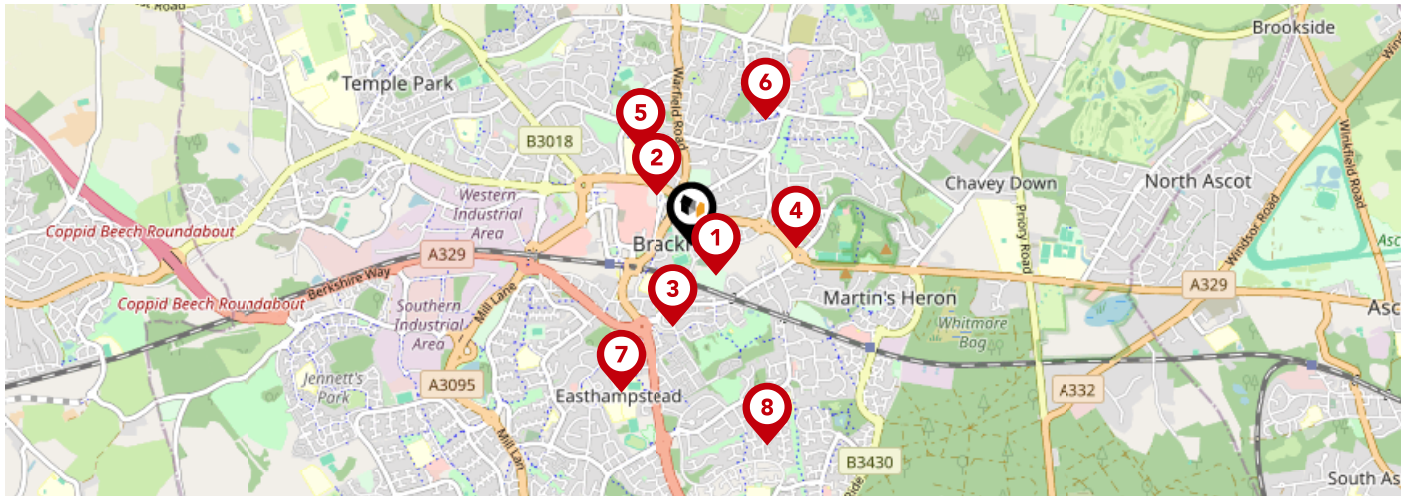
Listed Buildings

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



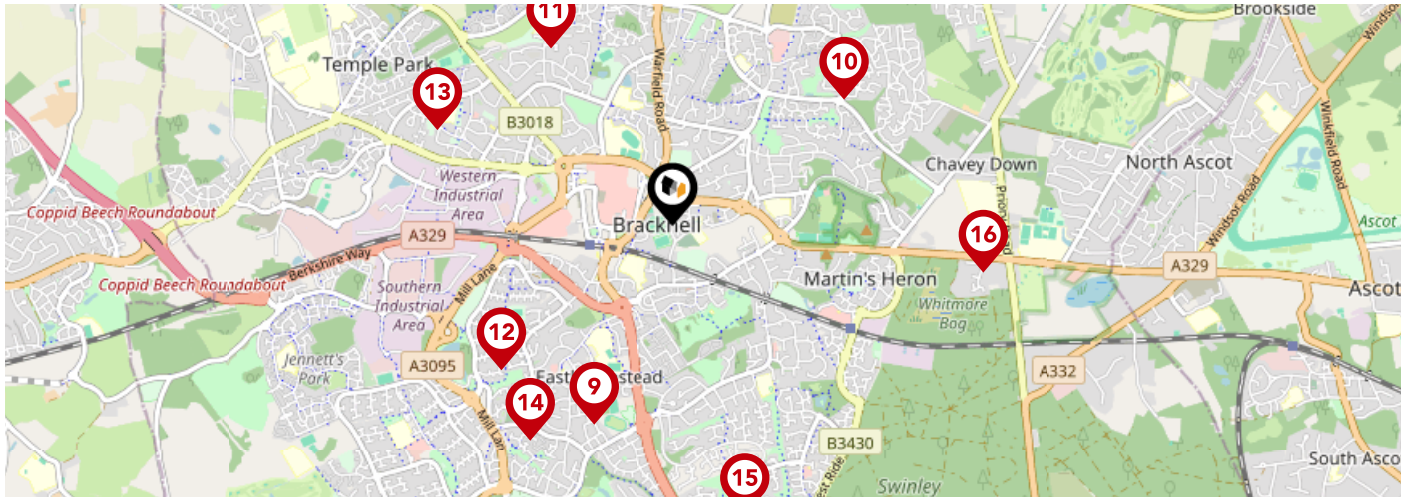
Listed Buildings in the local district		Grade	Distance
	1390339 - Old Manor House Hotel	Grade II	0.1 miles
	1390342 - Whynscar	Grade II	0.1 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.2 miles
	1390351 - Copped Hall	Grade II	0.2 miles
	1391324 - Wick Hill House	Grade II	0.3 miles
	1410904 - Bracknell War Memorial	Grade II	0.3 miles
	1390337 - Boots Optician	Grade II	0.3 miles
	1390338 - Bull Inn	Grade II	0.3 miles
	1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.4 miles
	1390323 - Thatched Cottage	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.18	☐	☒	☐	☐	☐
2	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.28	☐	☐	☒	☐	☐
3	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.39	☐	☐	☒	☐	☐
4	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.49	☐	☒	☐	☐	☐
5	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.5	☐	☒	☐	☐	☐
6	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.67	☐	☒	☐	☐	☐
7	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.75	☐	☐	☒	☐	☐
8	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.99	☐	☒	☐	☐	☐

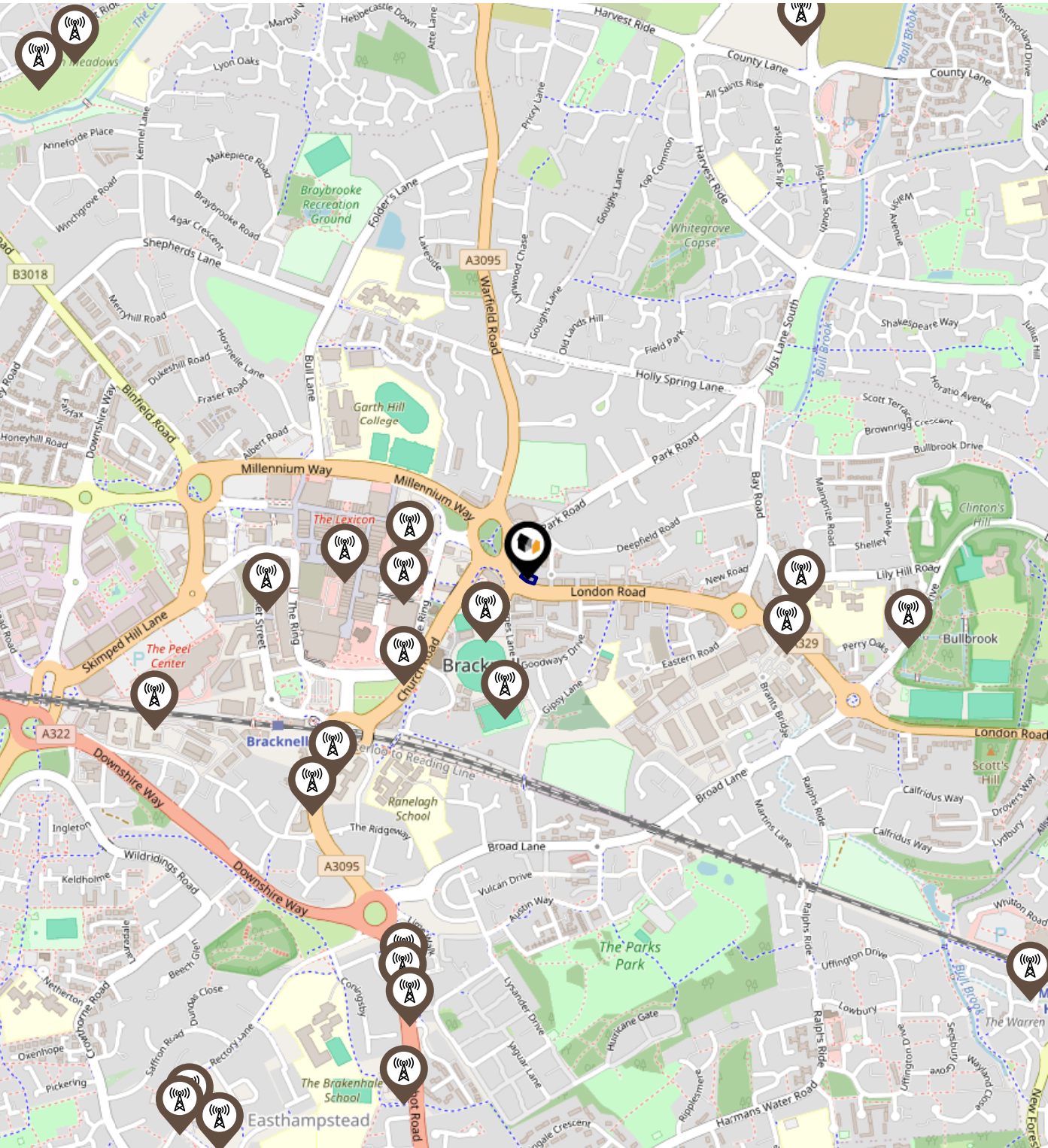
Area Schools



		Nursery	Primary	Secondary	College	Private
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.99	☐	☒	☐	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.99	☐	☒	☐	☐	☐
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.99	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.03	☐	☒	☐	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.17	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.19	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.39	☐	☒	☐	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.45	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



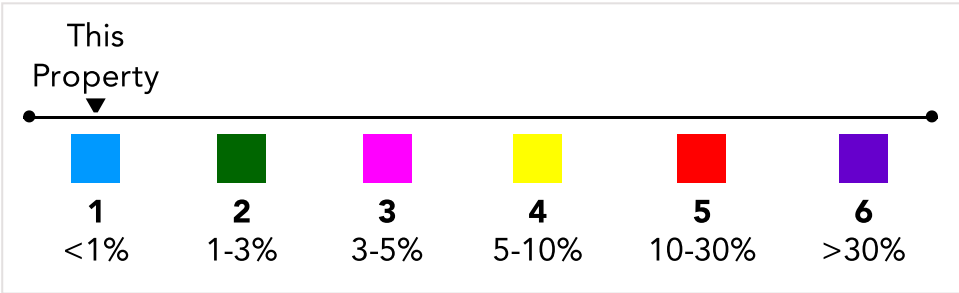
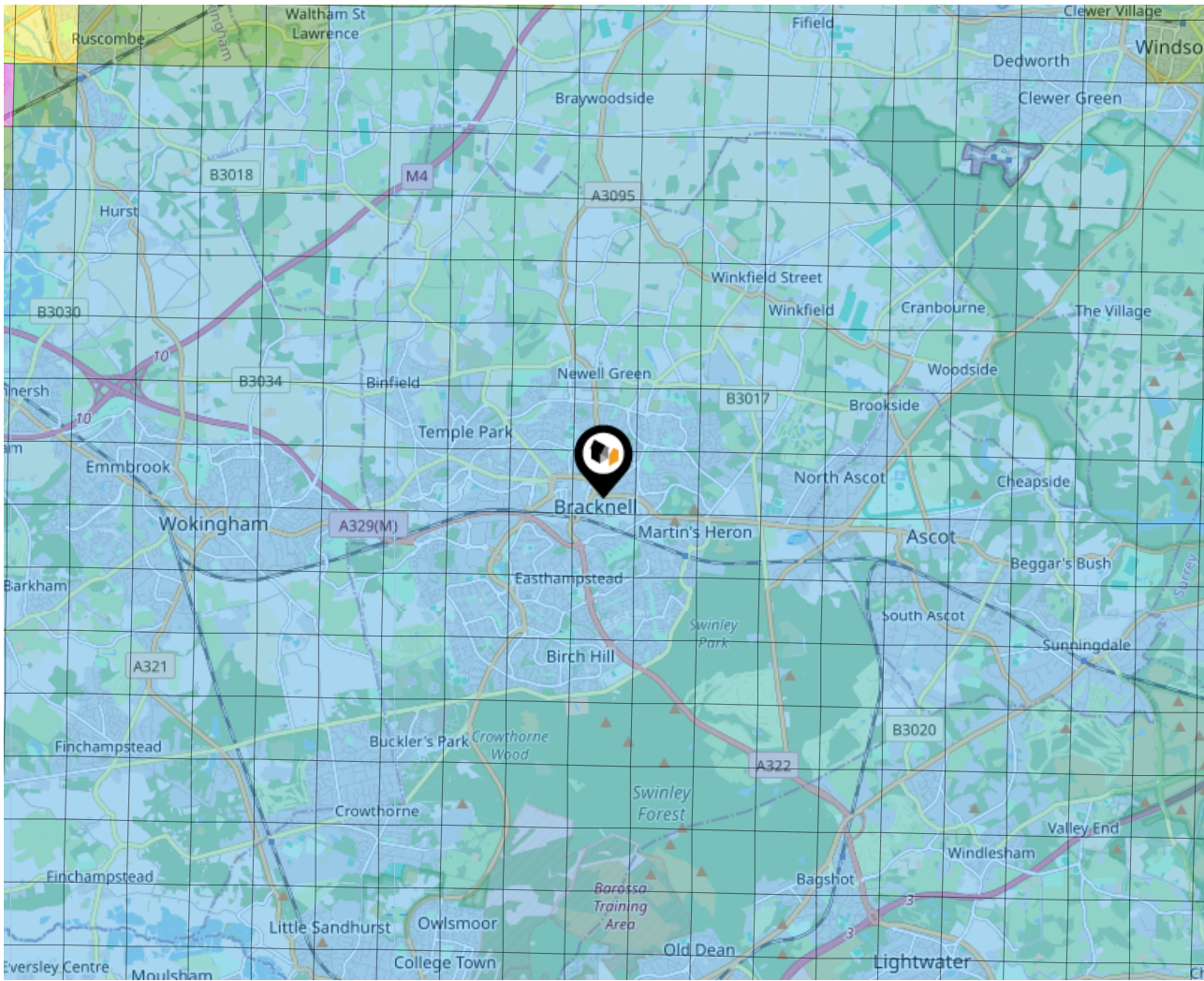
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

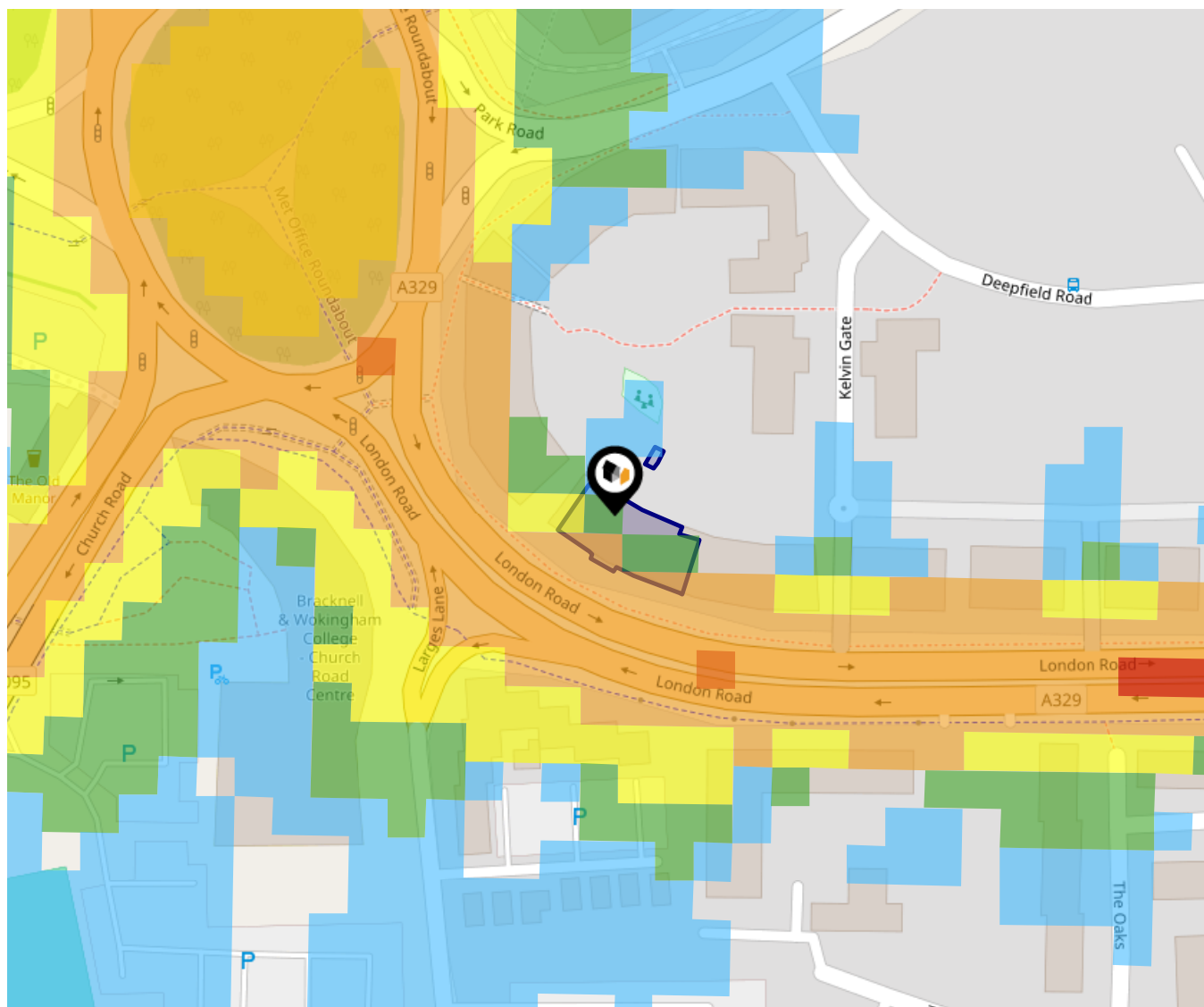
What is Radon?

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:

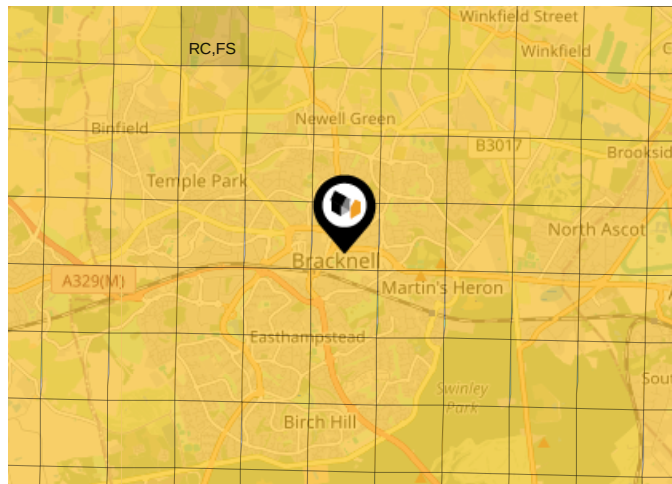
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

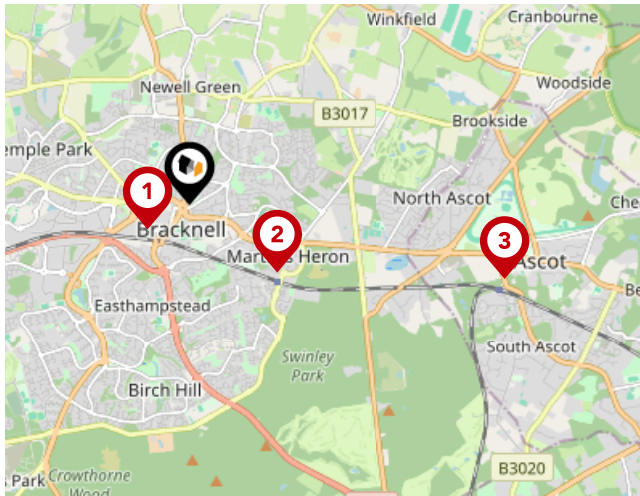


Primary Classifications (Most Common Clay Types)

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

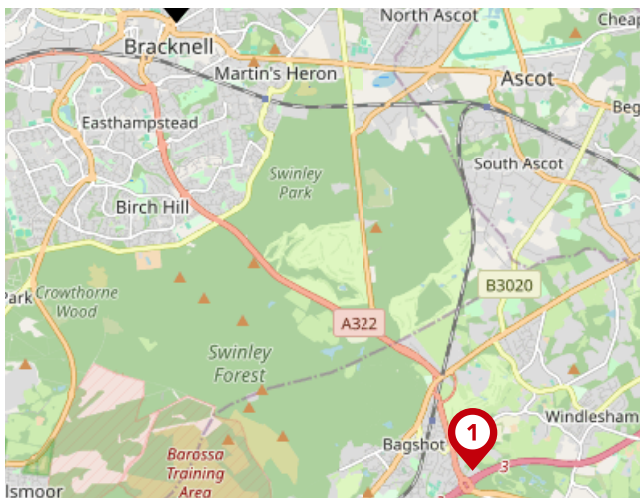
Area

Transport (National)



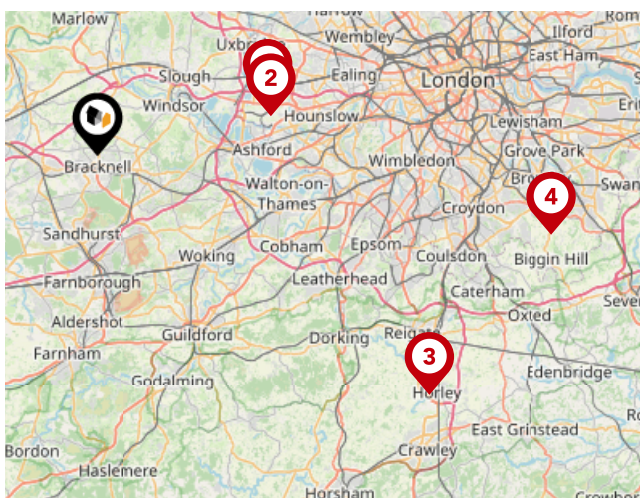
National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	0.44 miles
	Martins Heron Rail Station	1.02 miles
	Ascot Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	4.98 miles
	M4 J8	5.88 miles
	A404(M) J9A	6.3 miles
	M3 J4	6.97 miles
	A404(M) J9	7.14 miles

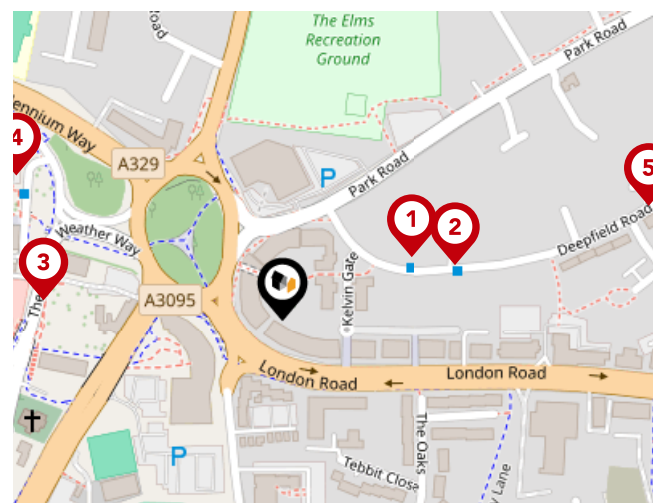


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	13.15 miles
	Heathrow Airport Terminal 4	13.1 miles
	Gatwick Airport	30.25 miles
	Leaves Green	34.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Deepfield Road West	0.08 miles
2	Deepfield Road West	0.11 miles
3	The Ring - Parish Church	0.14 miles
4	Police Station	0.18 miles
5	North Green	0.22 miles

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



/duncan.yeardley.estate.agent/



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/company/duncan-yeardley

Duncan Yeardley

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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