

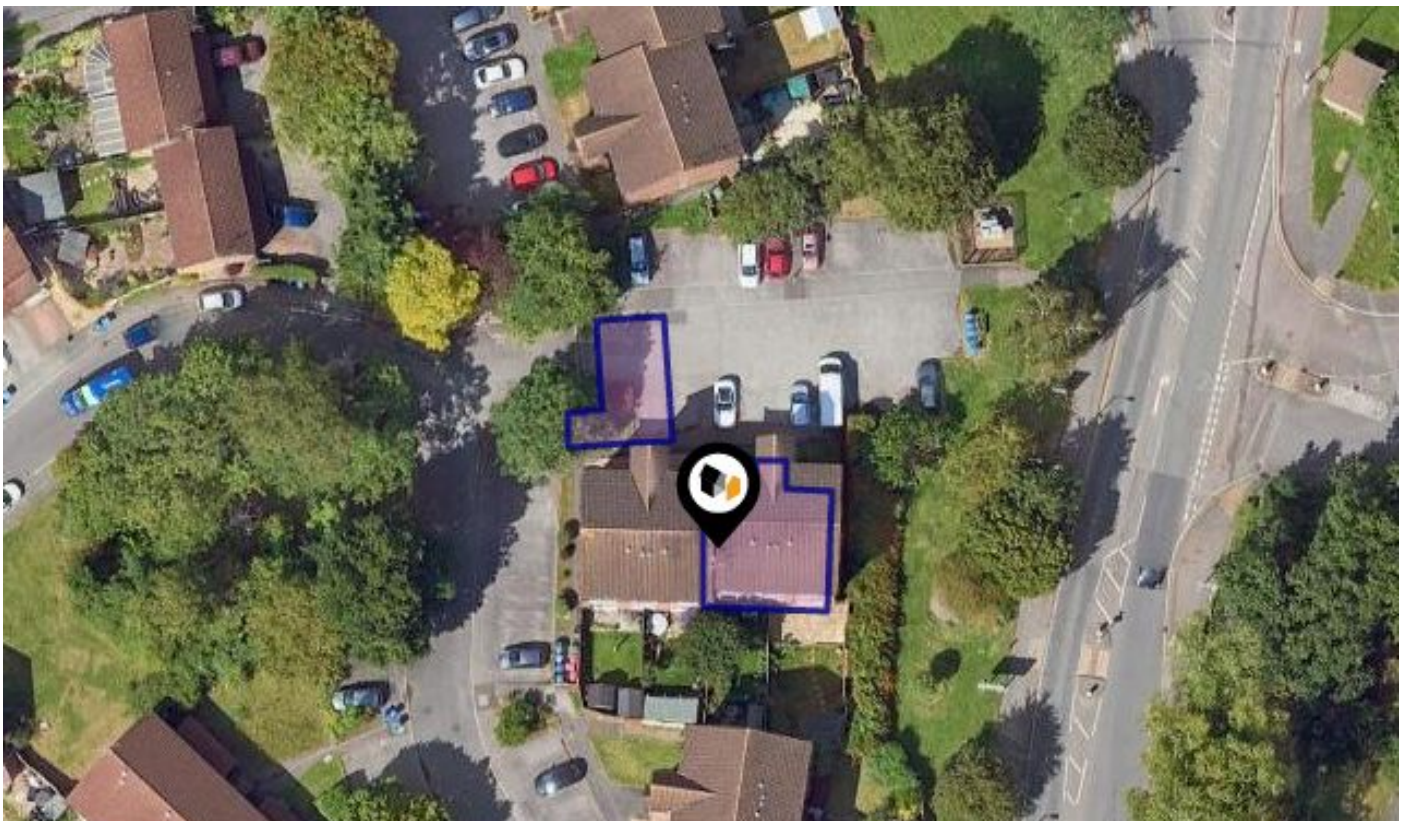


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th July 2026



SIMMONDS CLOSE, BRACKNELL, RG42

Duncan Yeadley

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Introduction

Our Comments

Offered to the market chain free, this spacious top-floor one-bedroom apartment is tucked away at the end of a quiet cul-de-sac in the highly sought-after Amen Corner area.

The well-presented accommodation comprises a generous living and dining room, a modern fitted kitchen, a spacious double bedroom with built-in wardrobes, and a contemporary three-piece bathroom. The property also benefits from an allocated parking space, with plenty of additional residents' parking available.

Ideally located for commuters, the apartment provides excellent access to the M4 via the A329(M), while Bracknell mainline railway station offers direct services to Reading and London Waterloo. The Lexicon shopping and leisure centre is also within easy reach, offering a fantastic selection of shops, restaurants, cafés and bars.

Lease: 125 years from 2nd September 2024

Ground Rent: £150 per annum

Service Charge: £264.92 per annum

Council Tax Band: B

Chain Free

Top Floor Apartment

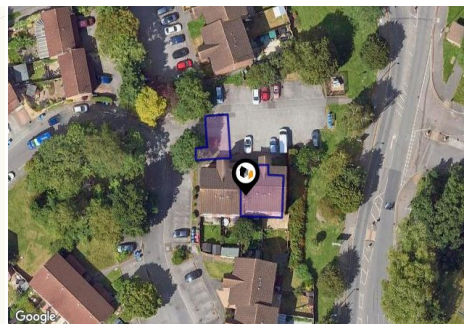
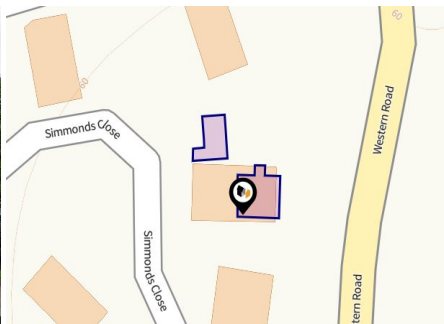
Residents Parking

Amen Corner

Sought After Location

One Bedroom

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	462 ft ² / 43 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,762
Title Number:	BK537235

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s



287
mb/s



5500
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



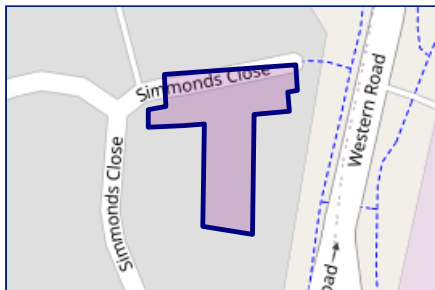
sky



Property

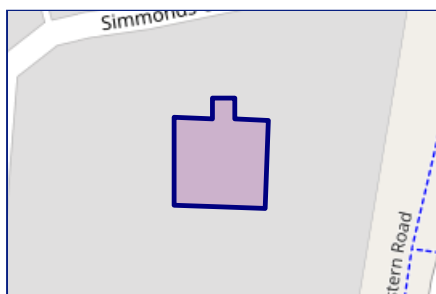
Multiple Title Plans

Freehold Title Plan



BK334959

Leasehold Title Plan



BK537235

Start Date:	01/09/2024
End Date:	02/09/2149
Lease Term:	125 years from 2 September 2024
Term Remaining:	123 years

Gallery Photos

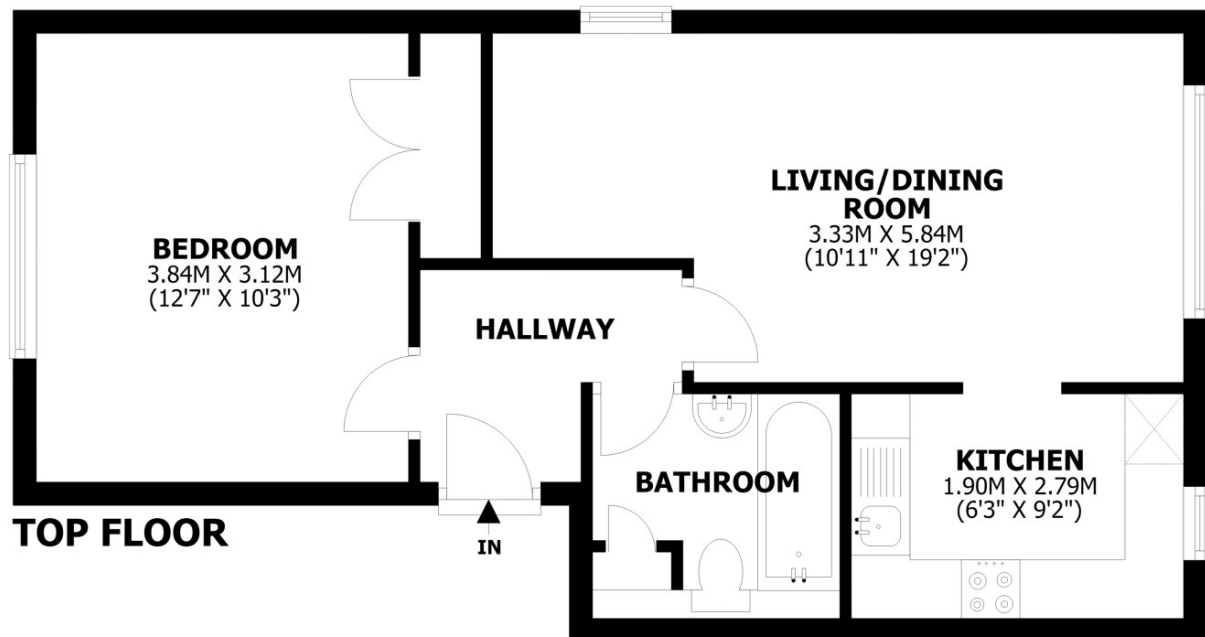


SIMMONDS CLOSE, BRACKNELL, RG42



Simmonds Close, Bracknell, RG42

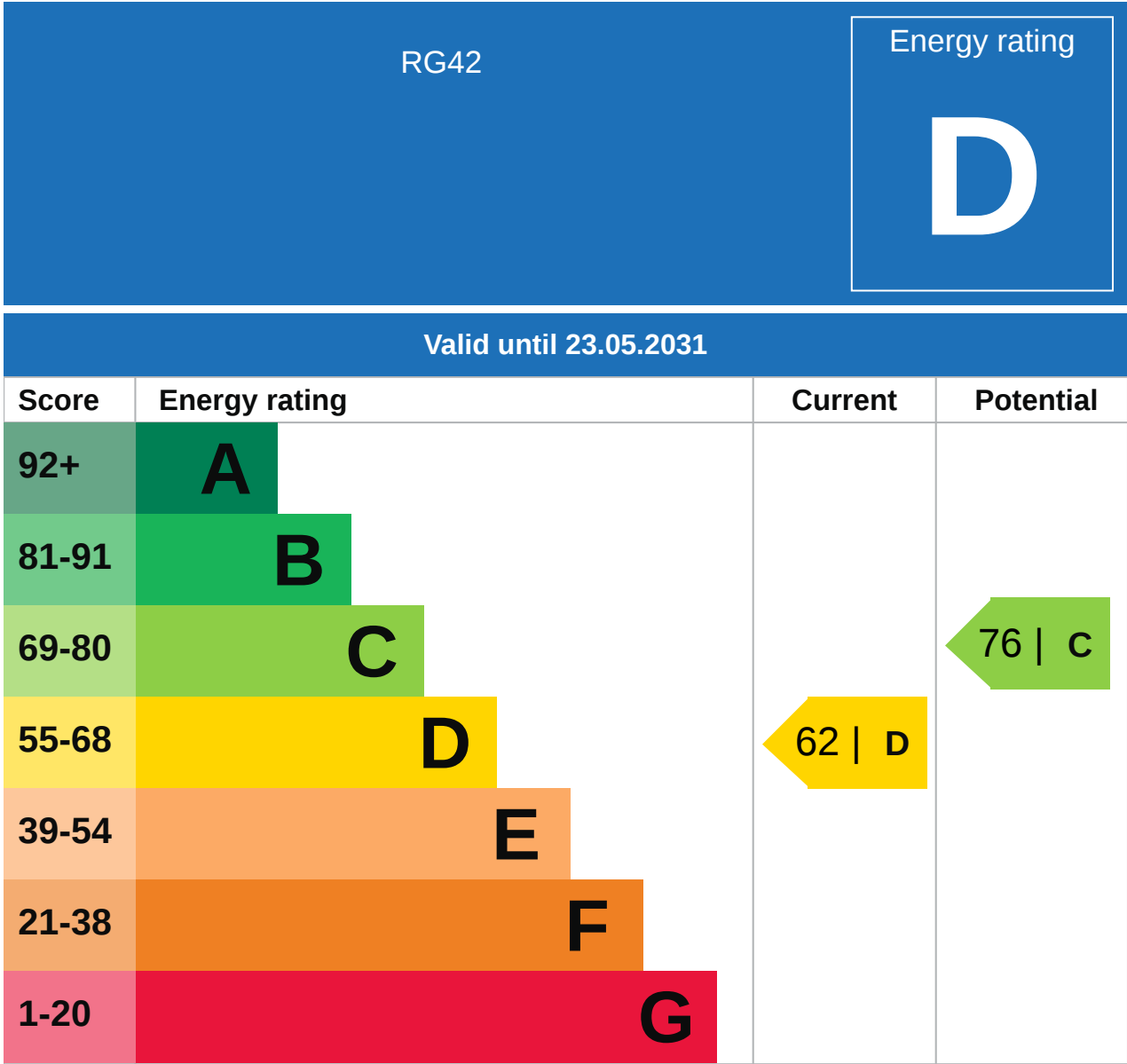
Total internal area: approx. 45.3 sq. metres (488 sq. feet)



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

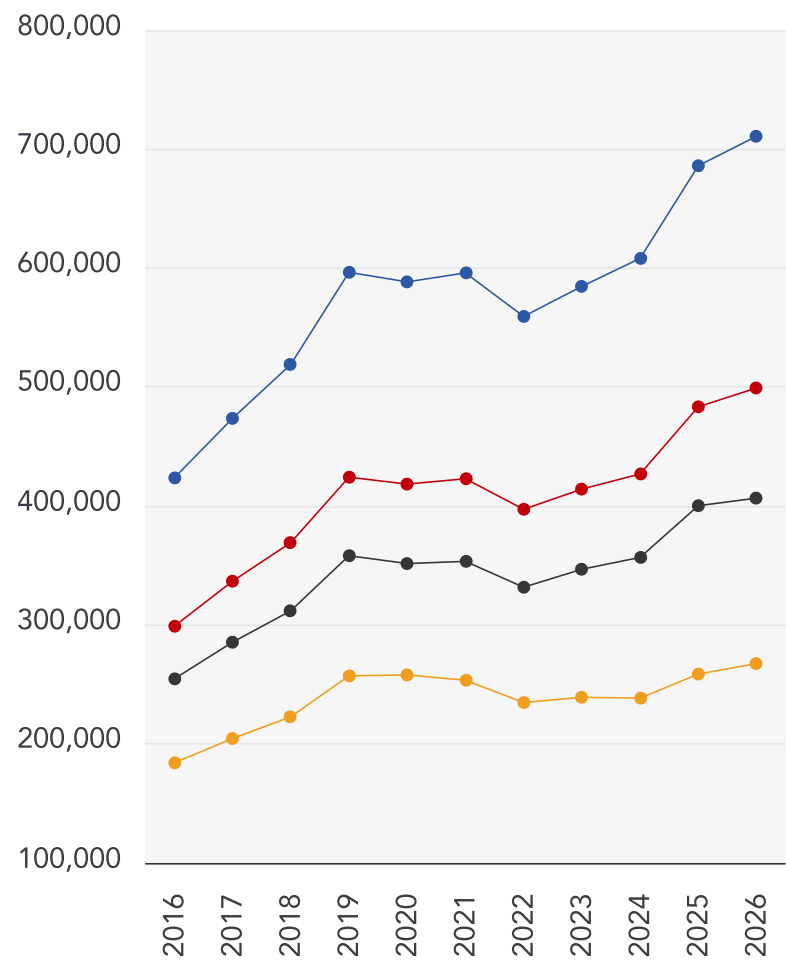
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
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:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

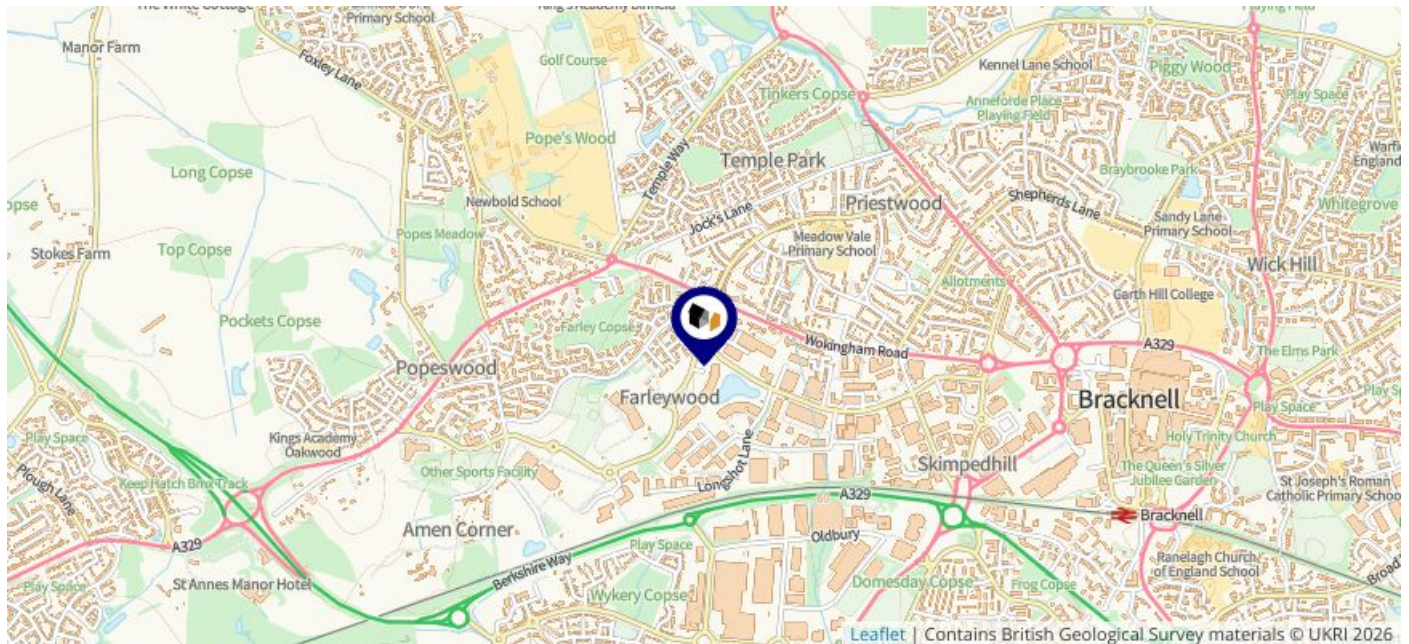
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

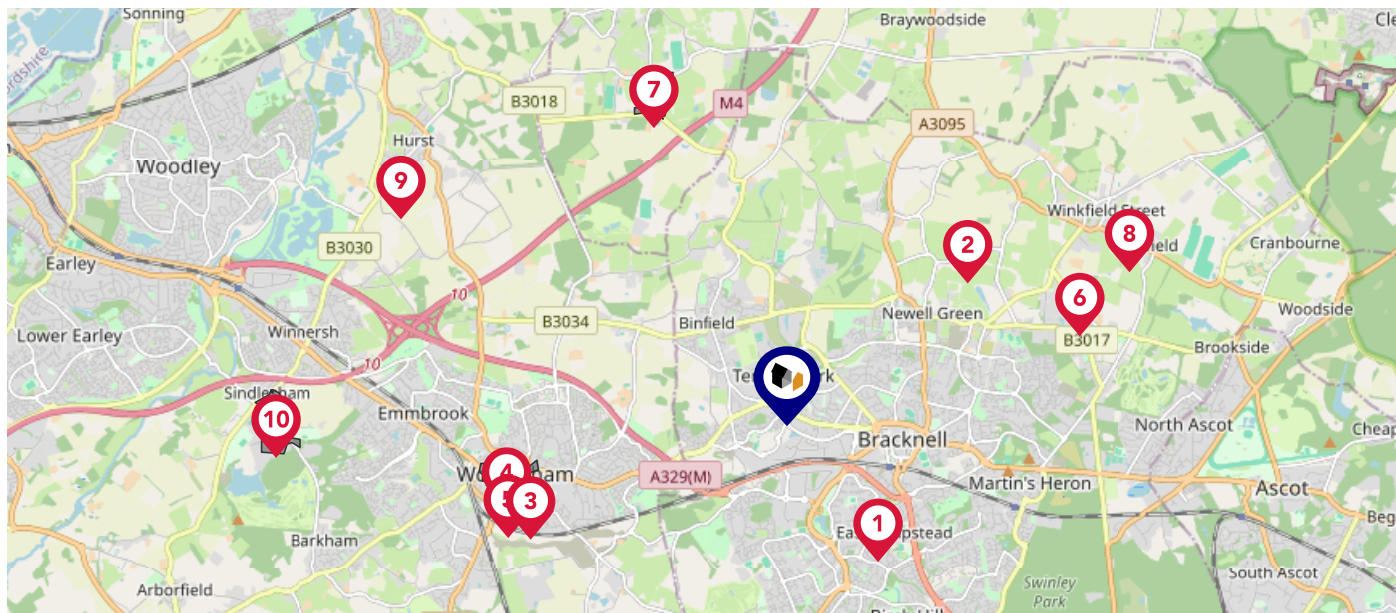
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Murdoch Road



Wokingham Town Centre



Langborough Road



Winkfield Row



Shurlock Row



Winkfield Village



Hurst

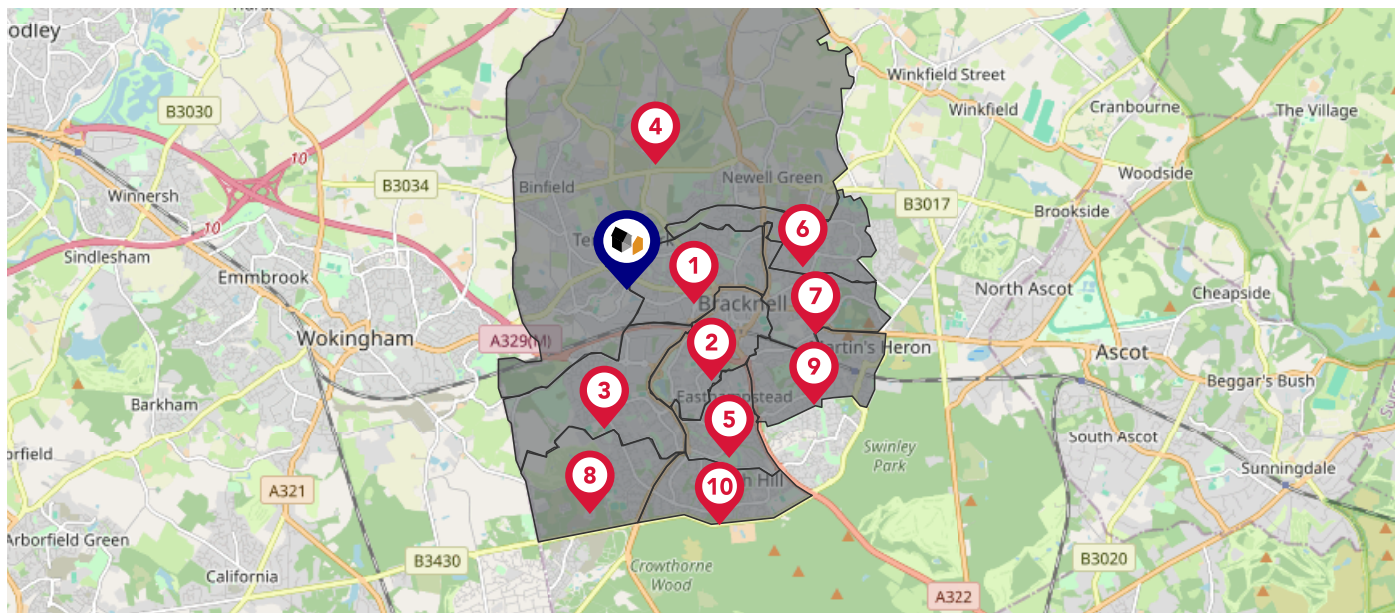


Sindlesham

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



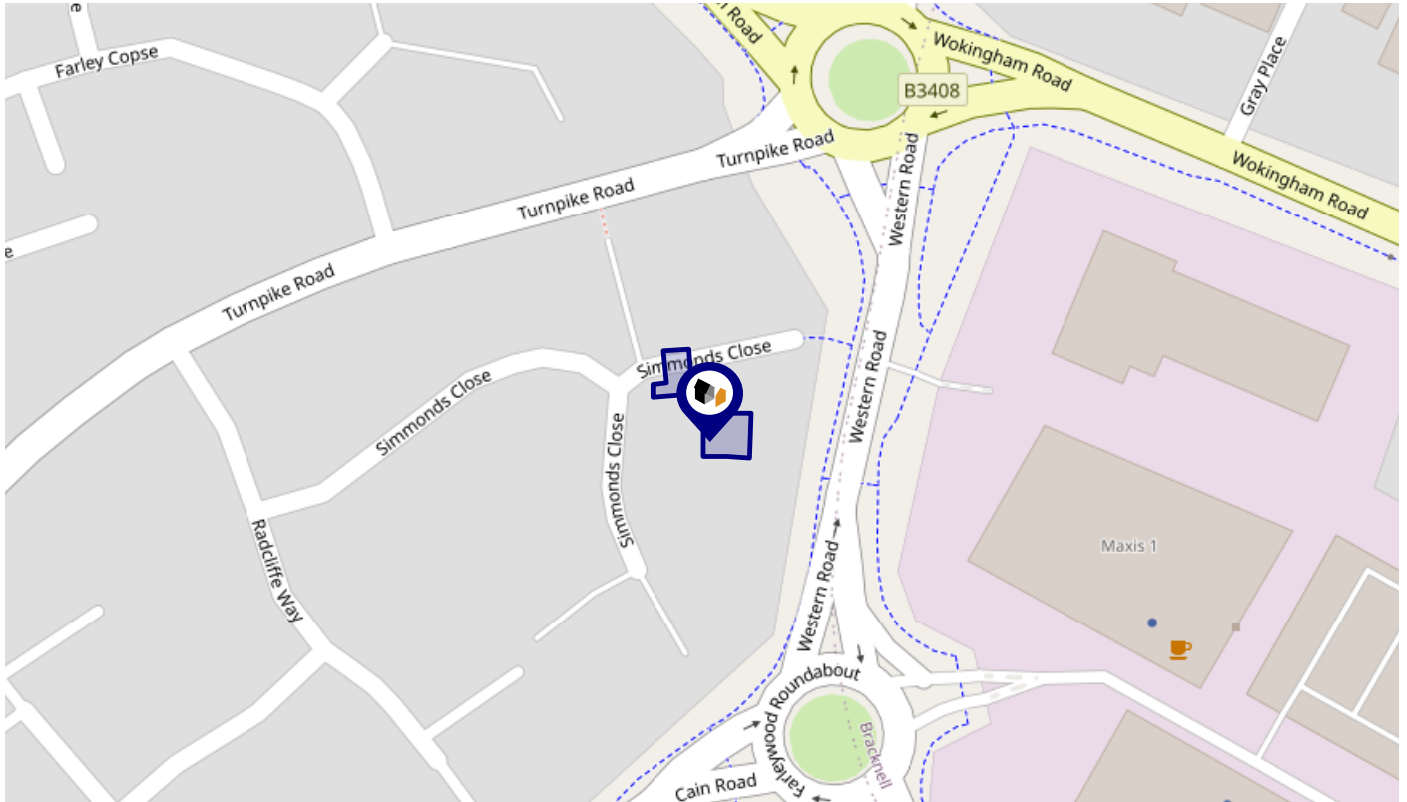
Nearby Council Wards

- 1 Priestwood and Garth Ward
- 2 Wildridings and Central Ward
- 3 Great Hollands North Ward
- 4 Binfield with Warfield Ward
- 5 Old Bracknell Ward
- 6 Warfield Harvest Ride Ward
- 7 Bullbrook Ward
- 8 Great Hollands South Ward
- 9 Harmans Water Ward
- 10 Hanworth 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.

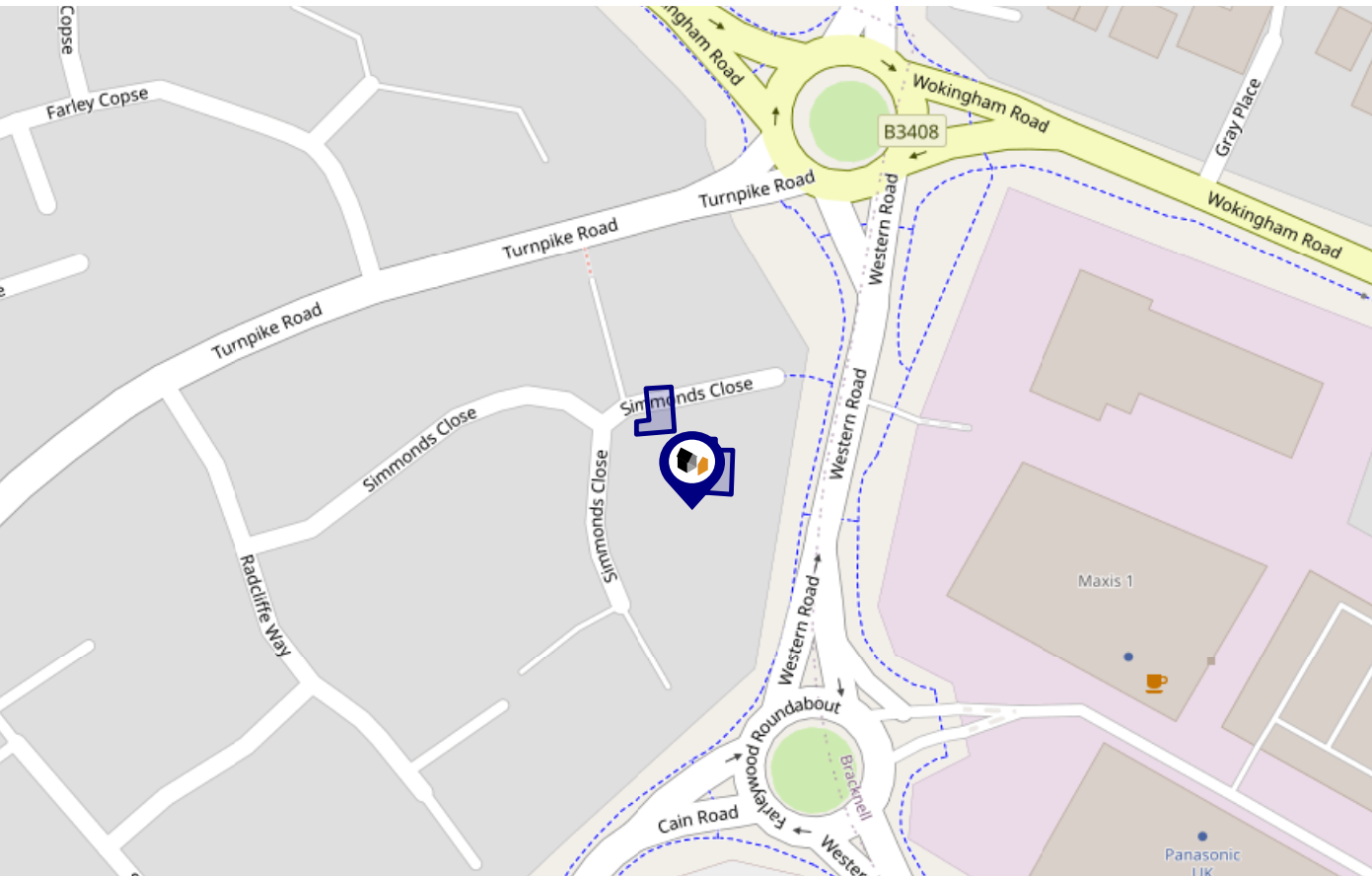
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

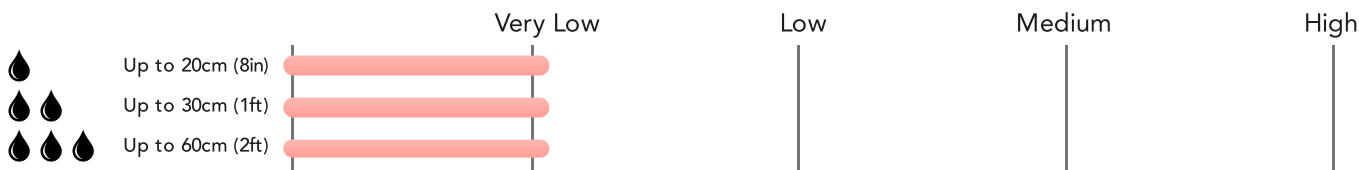


Risk Rating: Very low

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.

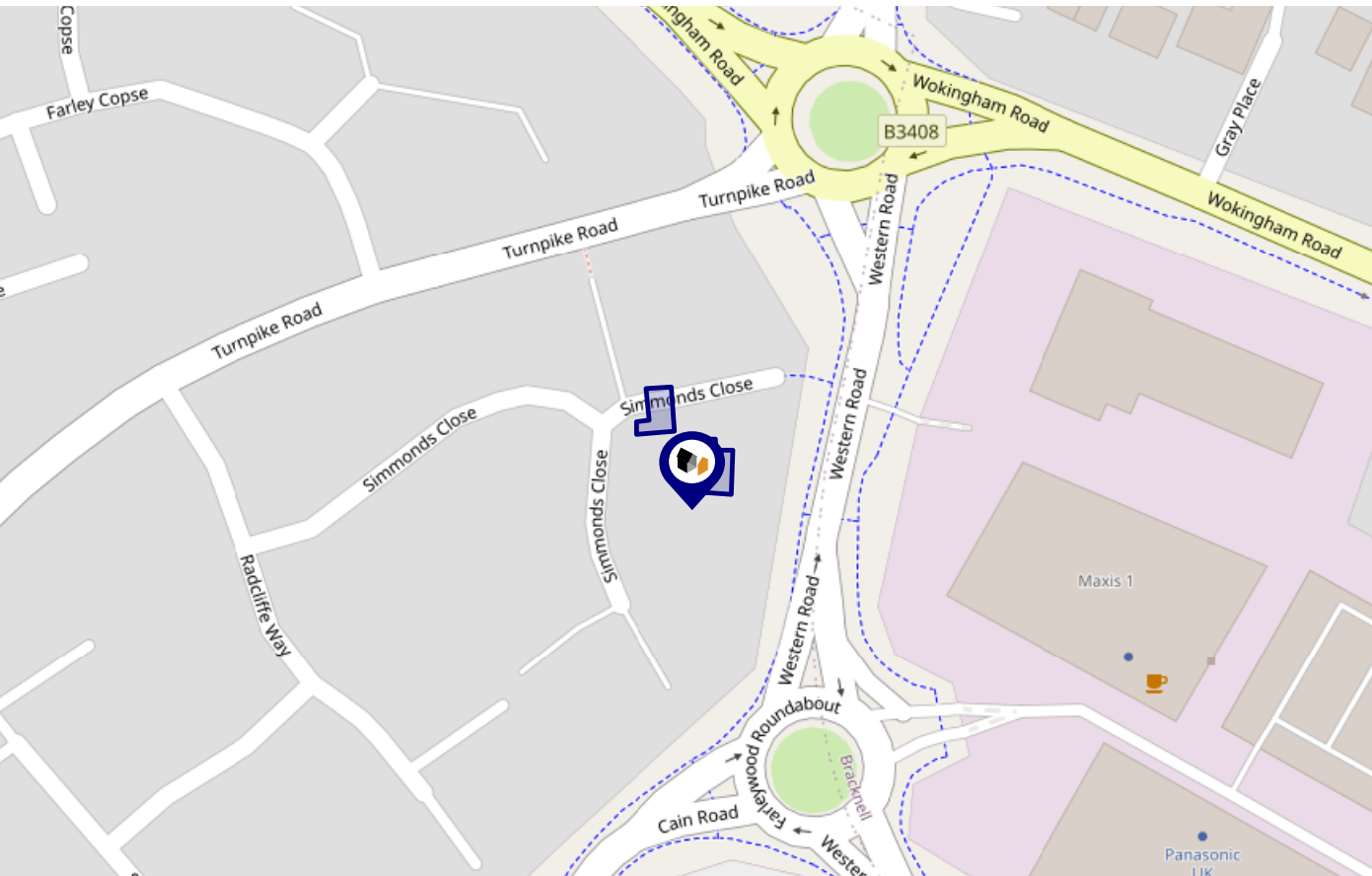
Chance of flooding to the following depths at this property:



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.

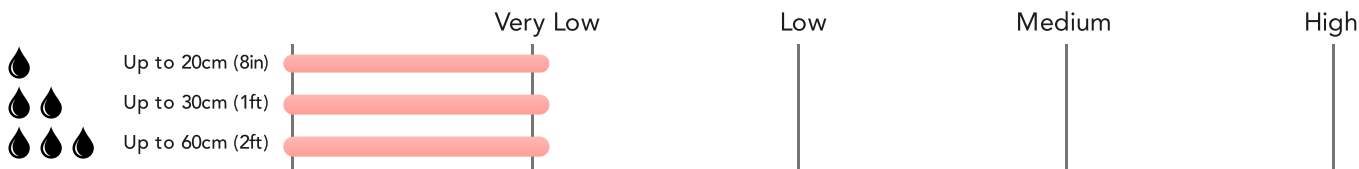


Risk Rating: Very low

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.

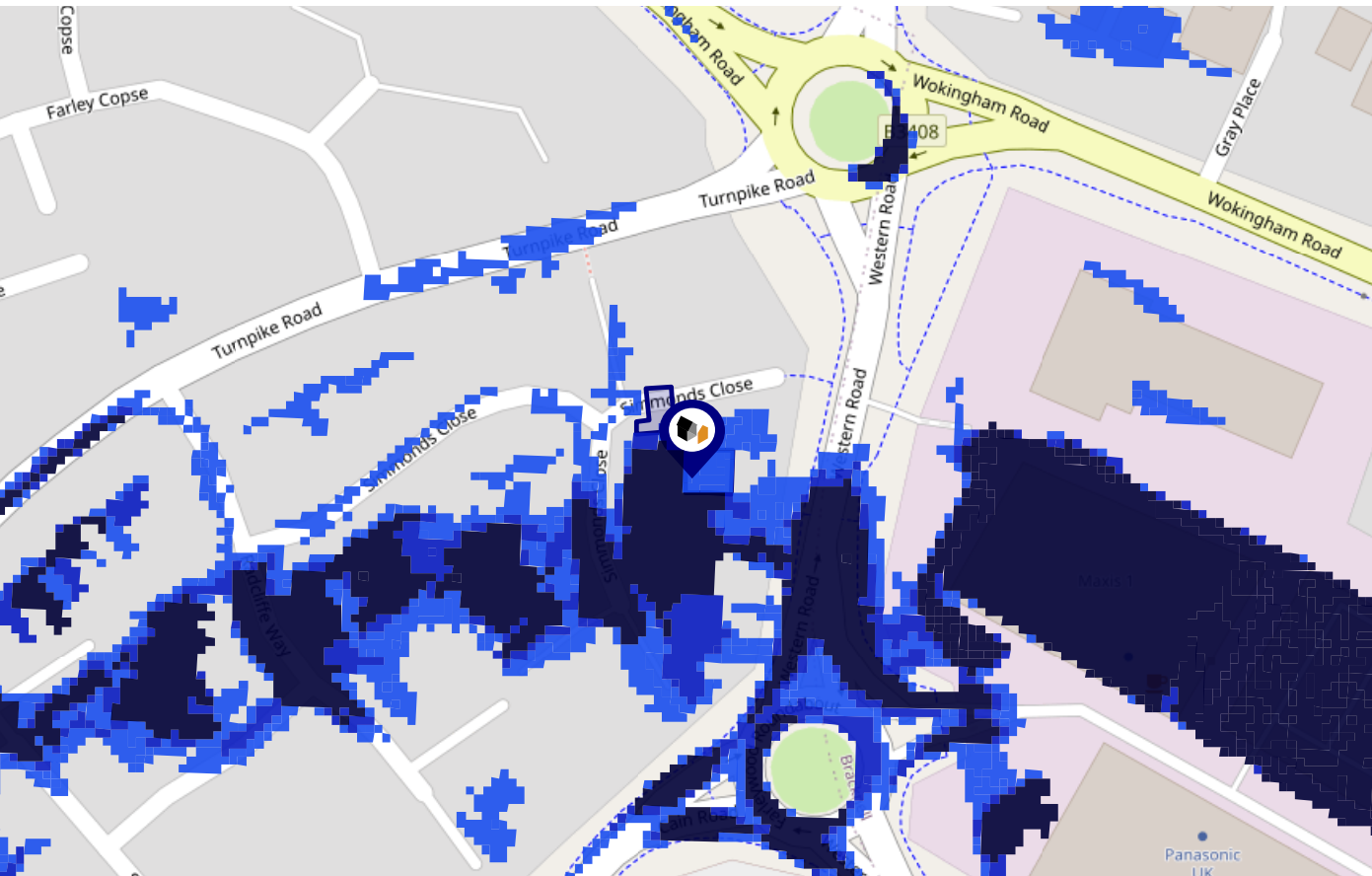
Chance of flooding to the following depths at this property:



Flood Risk

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.

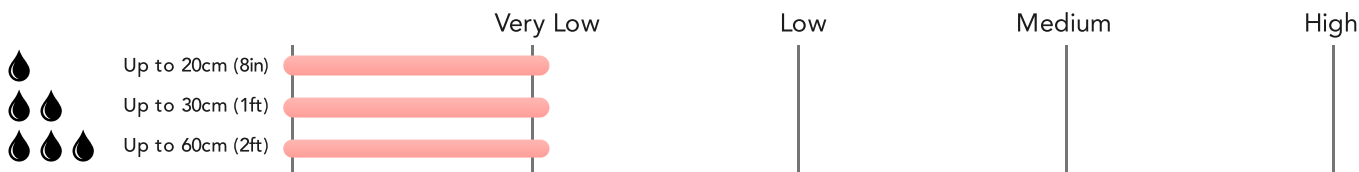


Risk Rating: Low

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.

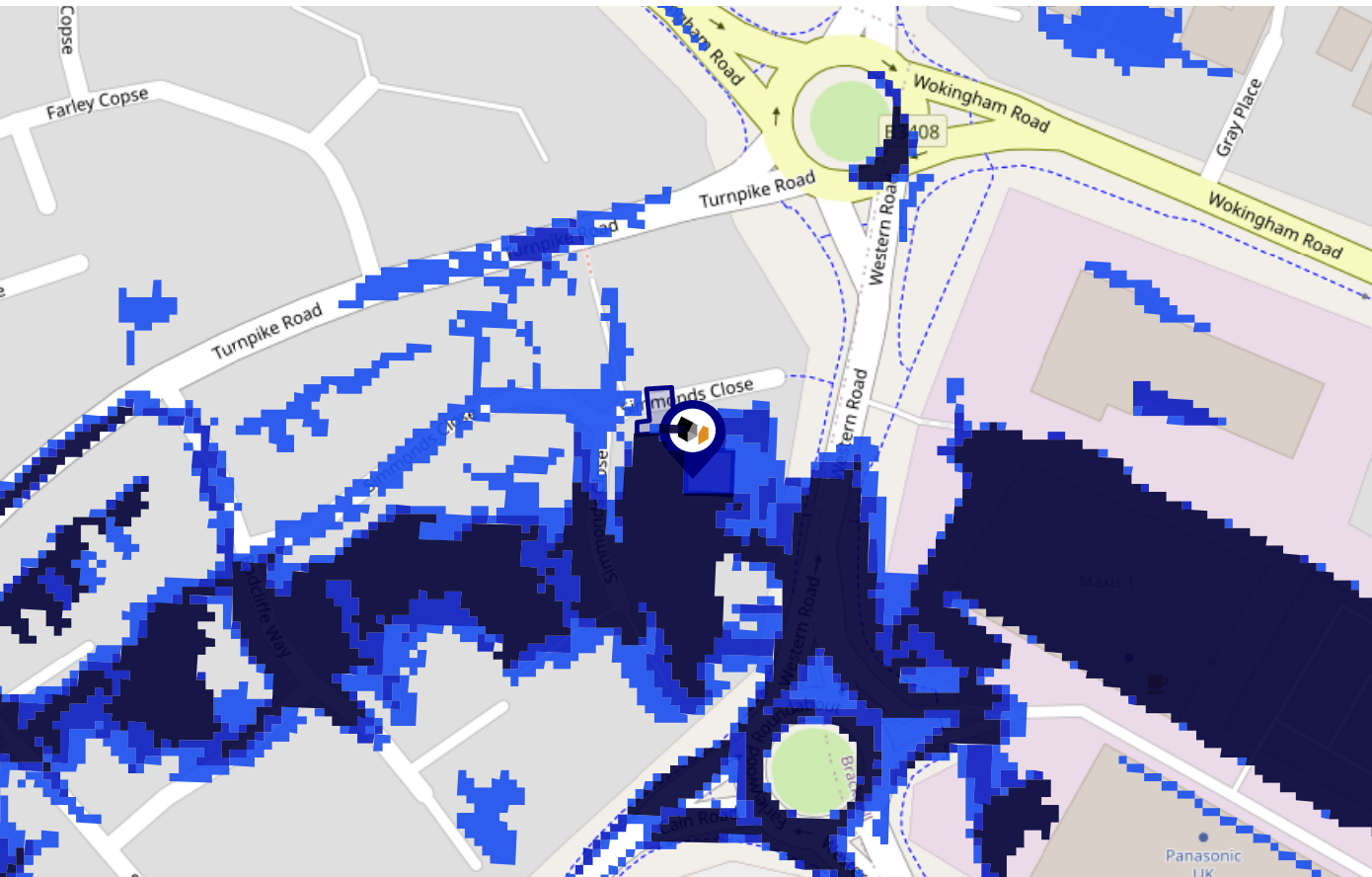
Chance of flooding to the following depths at this property:



Flood Risk

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.

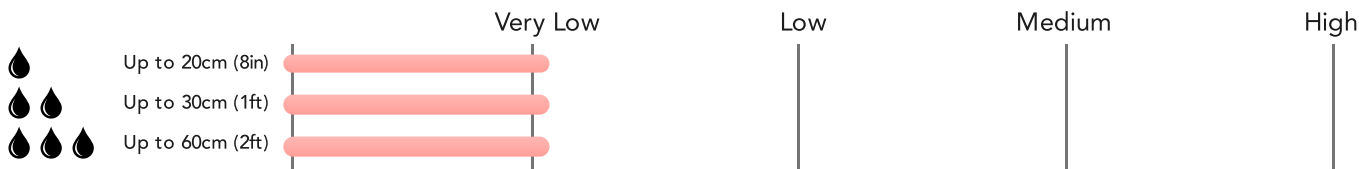


Risk Rating: Medium

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.

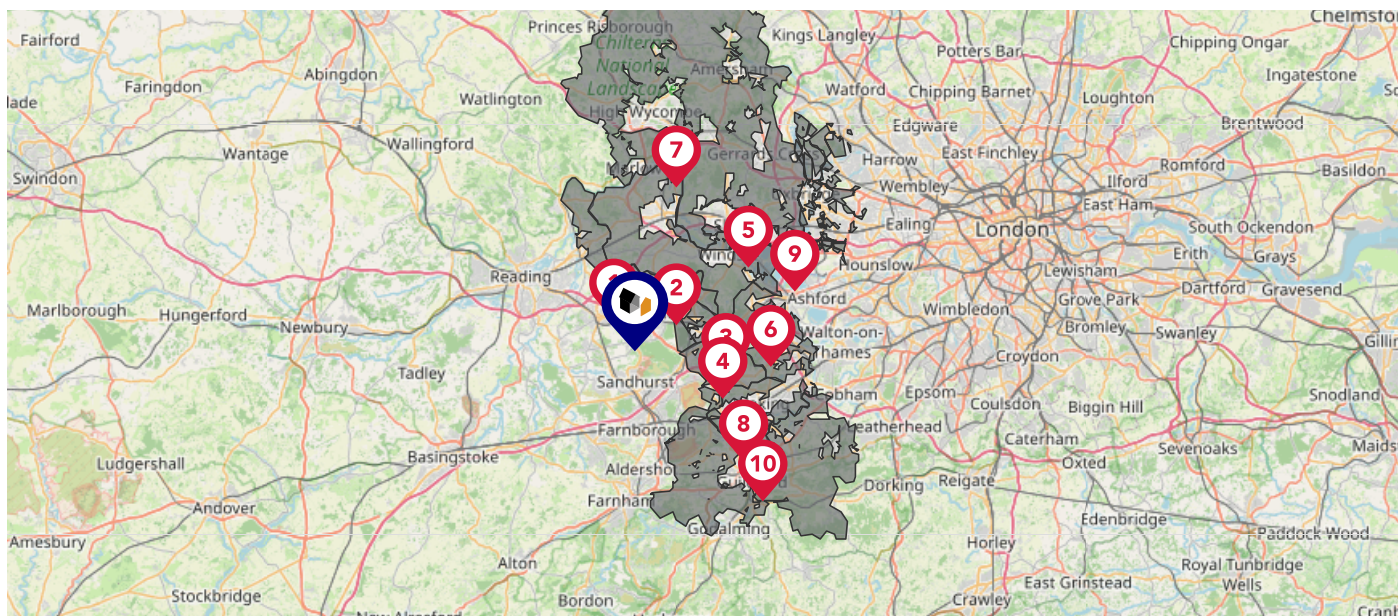
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



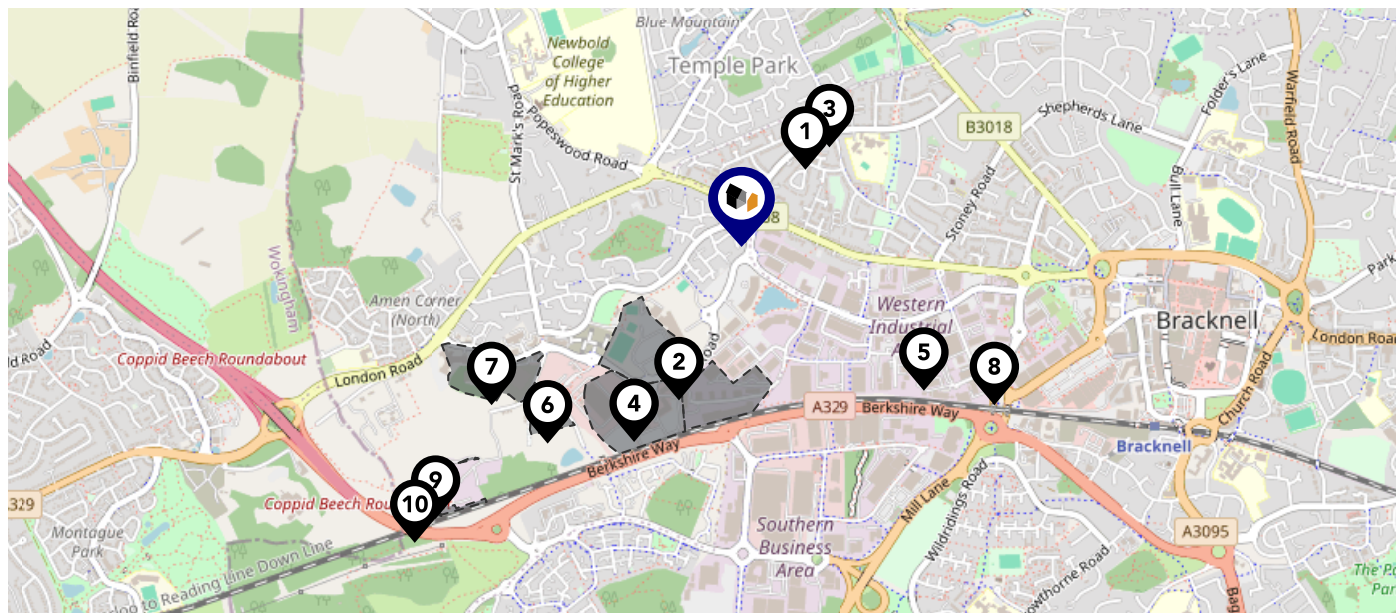
Nearby Green Belt Land

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



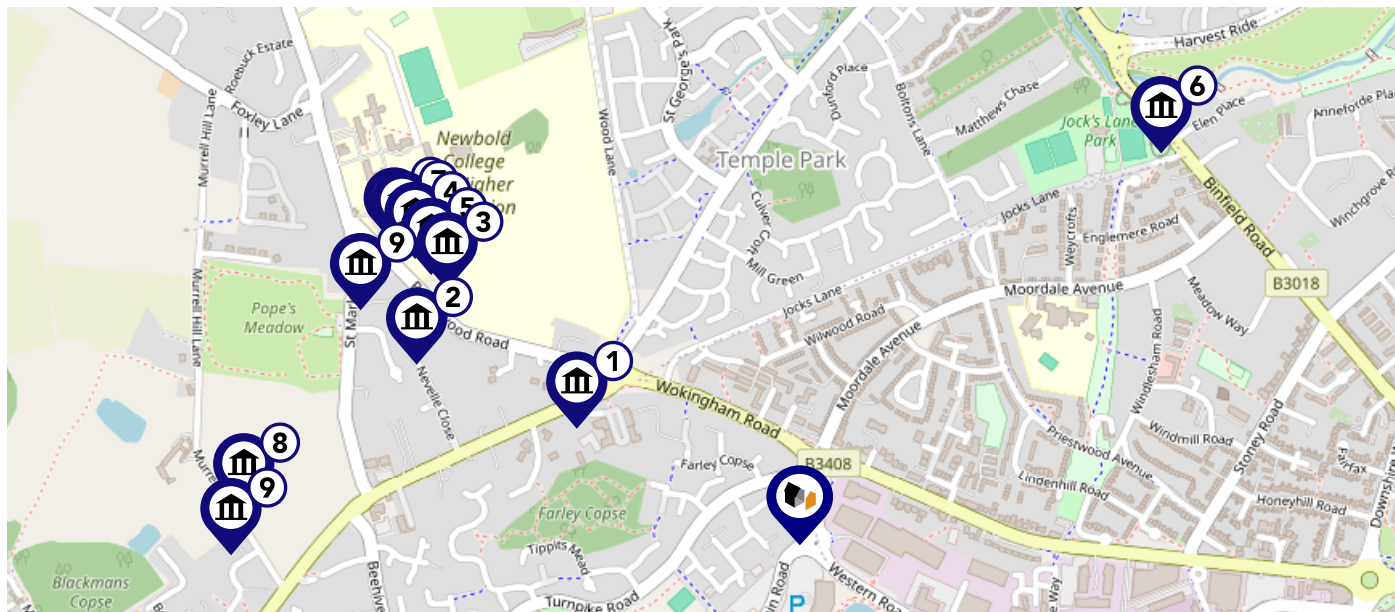
Nearby Landfill Sites

1	Wilwood Road-Bracknell	Historic Landfill	☐
2	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
3	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐
4	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
5	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
6	Rose Farm-Amen Corner	Historic Landfill	☐
7	Nike Land-Amen Corner	Historic Landfill	☐
8	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
9	Buckhurst Moors-Amen Corner	Historic Landfill	☐
10	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐

Maps

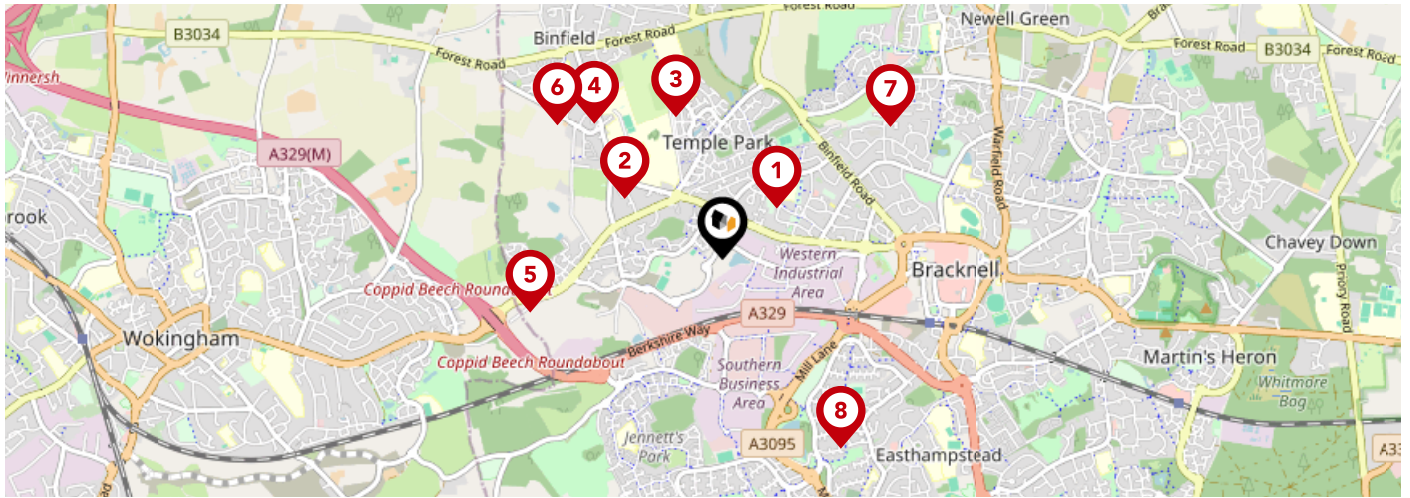
Listed Buildings

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



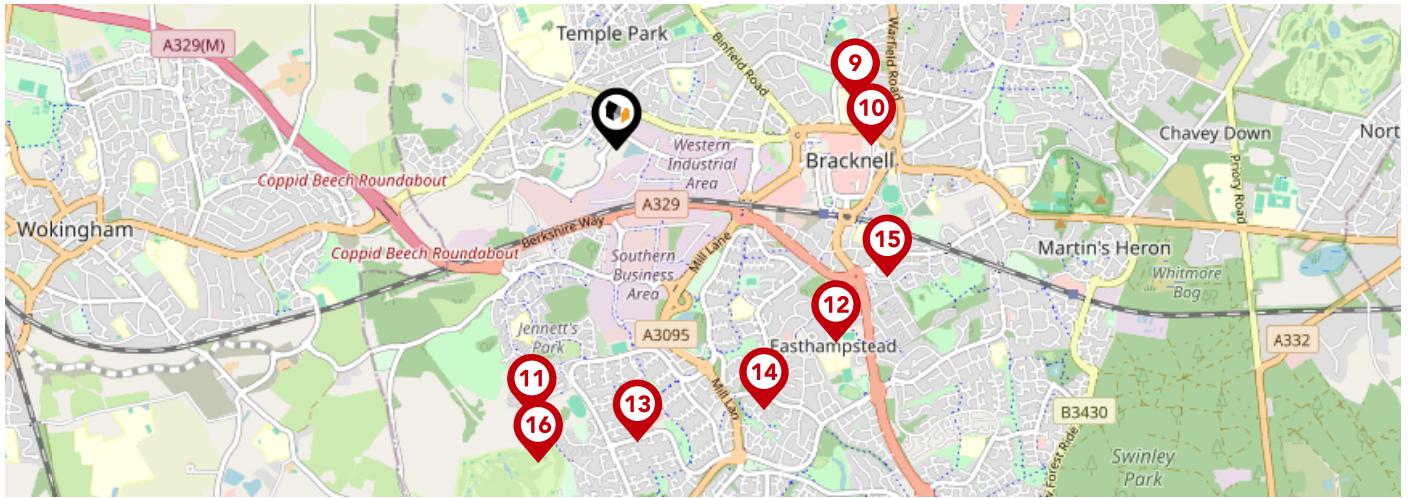
Listed Buildings in the local district		Grade	Distance
	1390292 - Popeswood Cottage	Grade II	0.3 miles
	1390291 - Popescroft And Littlehurst	Grade II	0.5 miles
	1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.5 miles
	1390309 - Upper Terrace And Water Parterre In Garden At Moor Close Including Steps And Walls	Grade II	0.5 miles
	1390304 - Lower Garden Terrace Walls And Steps At Moor Close	Grade II	0.5 miles
	1390250 - Manor Farmhouse	Grade II	0.6 miles
	1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.6 miles
	1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor	Grade II	0.6 miles
	1390285 - Forecourt And Garden Wall To South Of Popes Manor	Grade II	0.6 miles
	1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.6 miles
	1390289 - Church Of St Mark	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.35	☐	☒	☐	☐	☐
2	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.54	☐	☒	☐	☐	☐
3	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.7	☐	☒	☒	☐	☐
4	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.86	☐	☐	☒	☐	☐
5	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.92	☐	☒	☐	☐	☐
6	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.98	☐	☒	☐	☐	☐
7	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.99	☐	☐	☒	☐	☐
8	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.03	☐	☒	☐	☐	☐

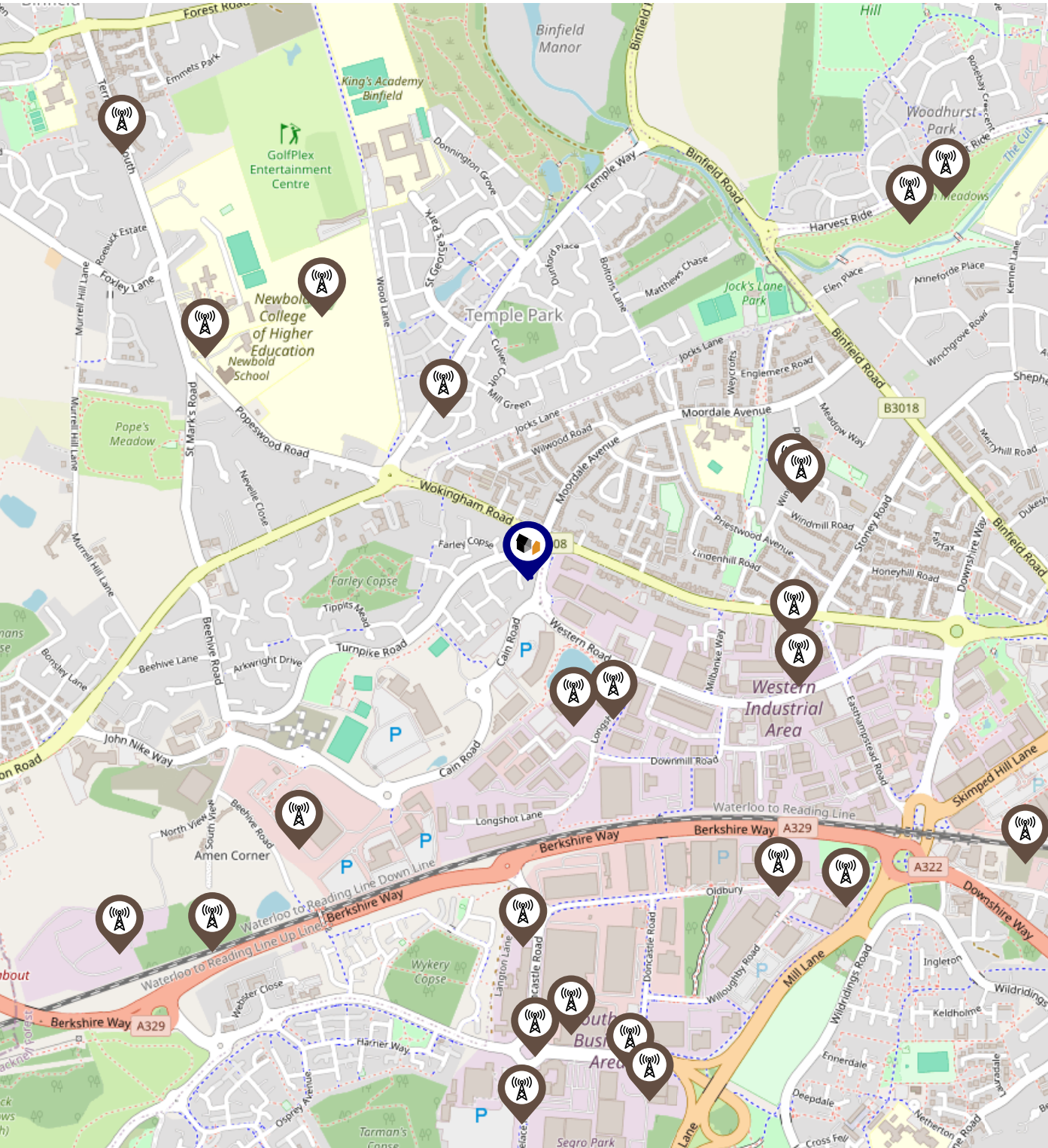
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance: 1.13	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance: 1.18	☐	☐	☒	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance: 1.29	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.35	☐	☐	☒	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.35	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.38	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance: 1.38	☐	☐	☒	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance: 1.48	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



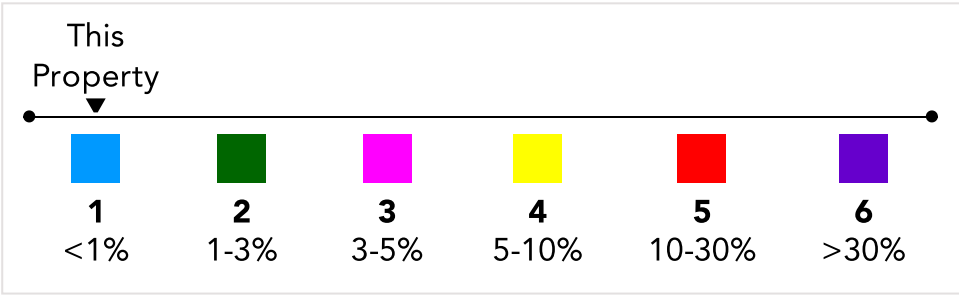
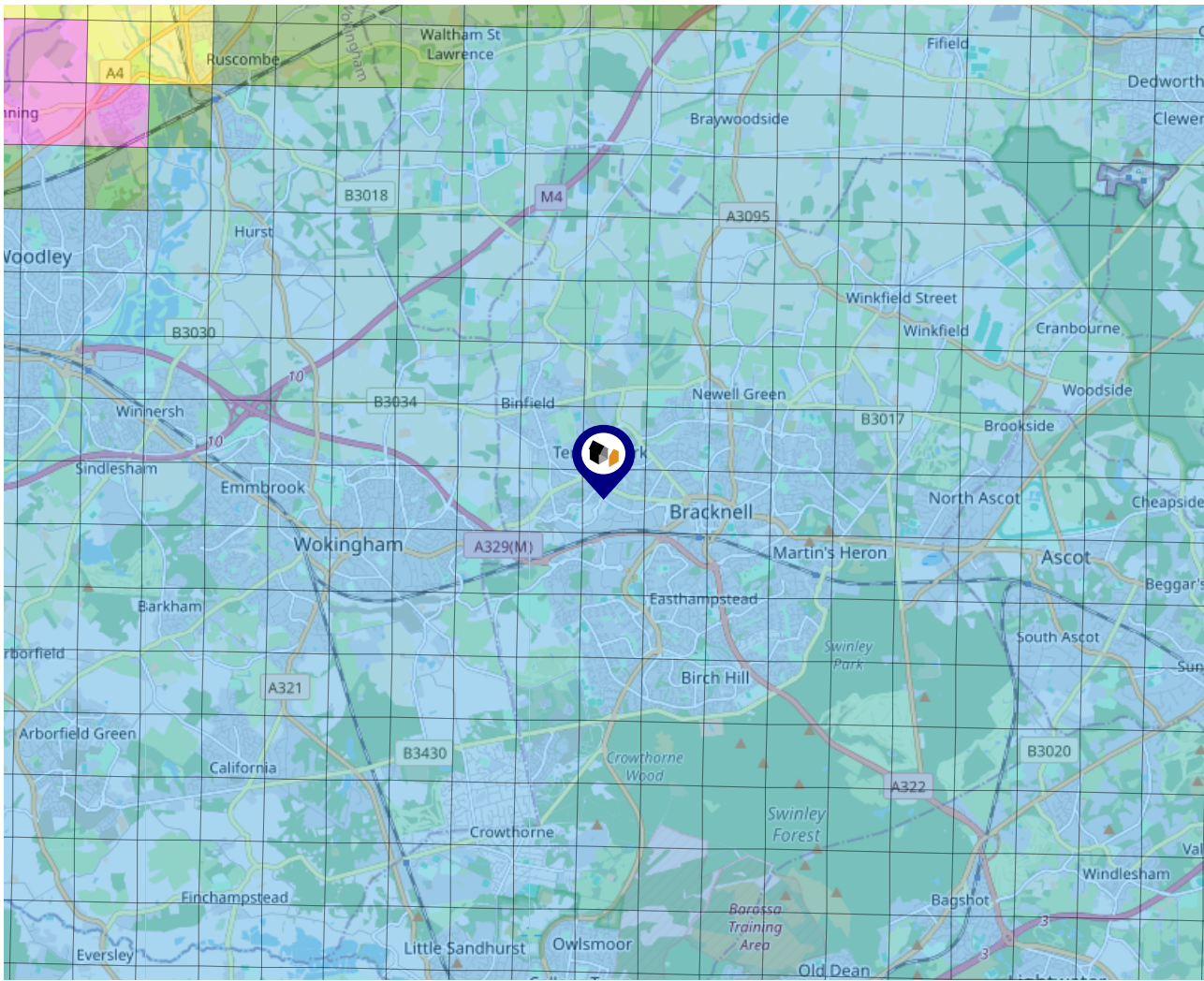
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

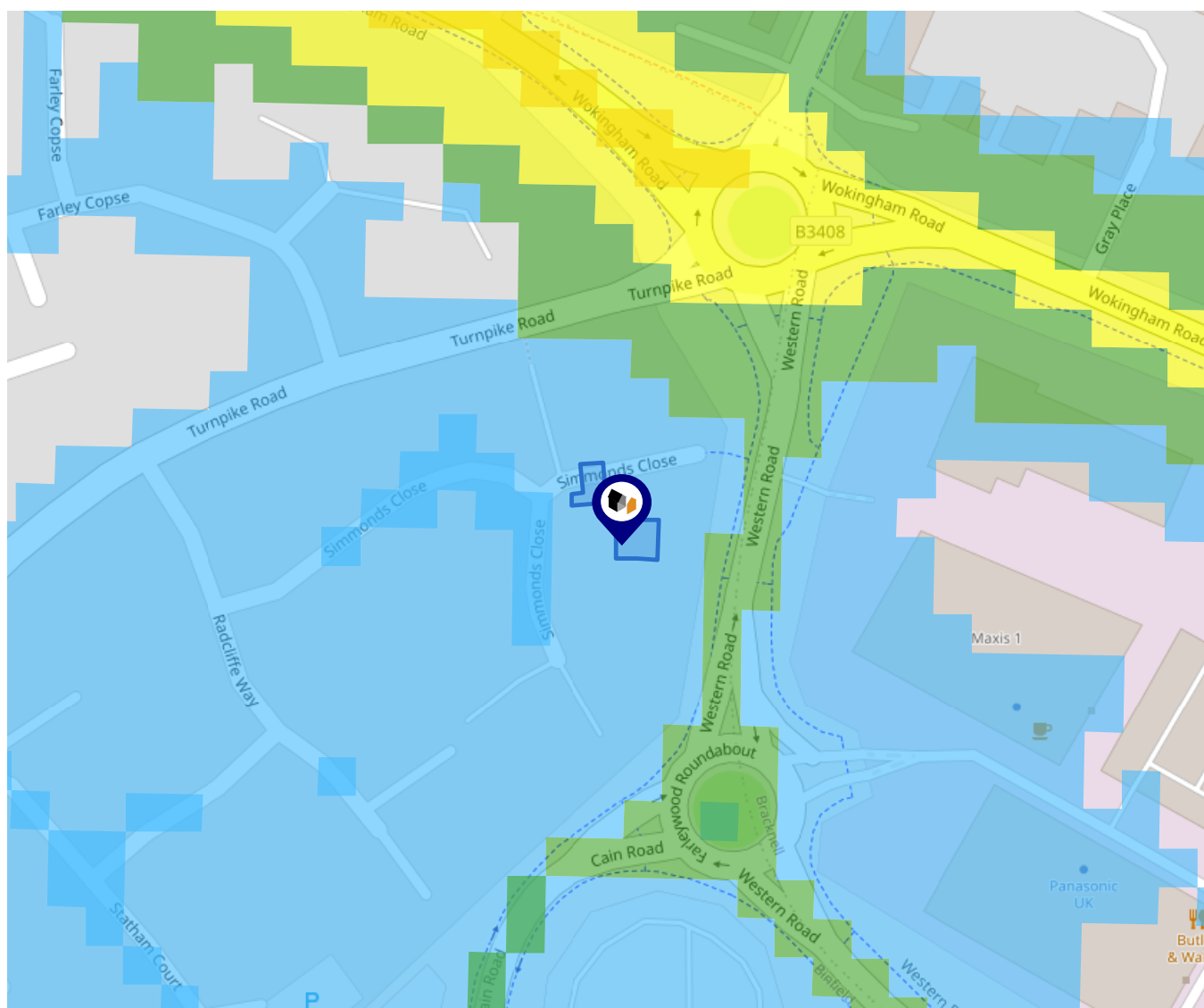
What is Radon?

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



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

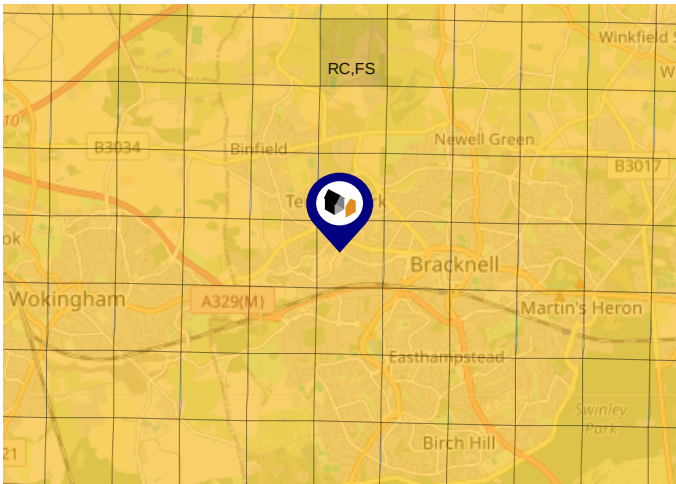
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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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/DuncanYeardley



/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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