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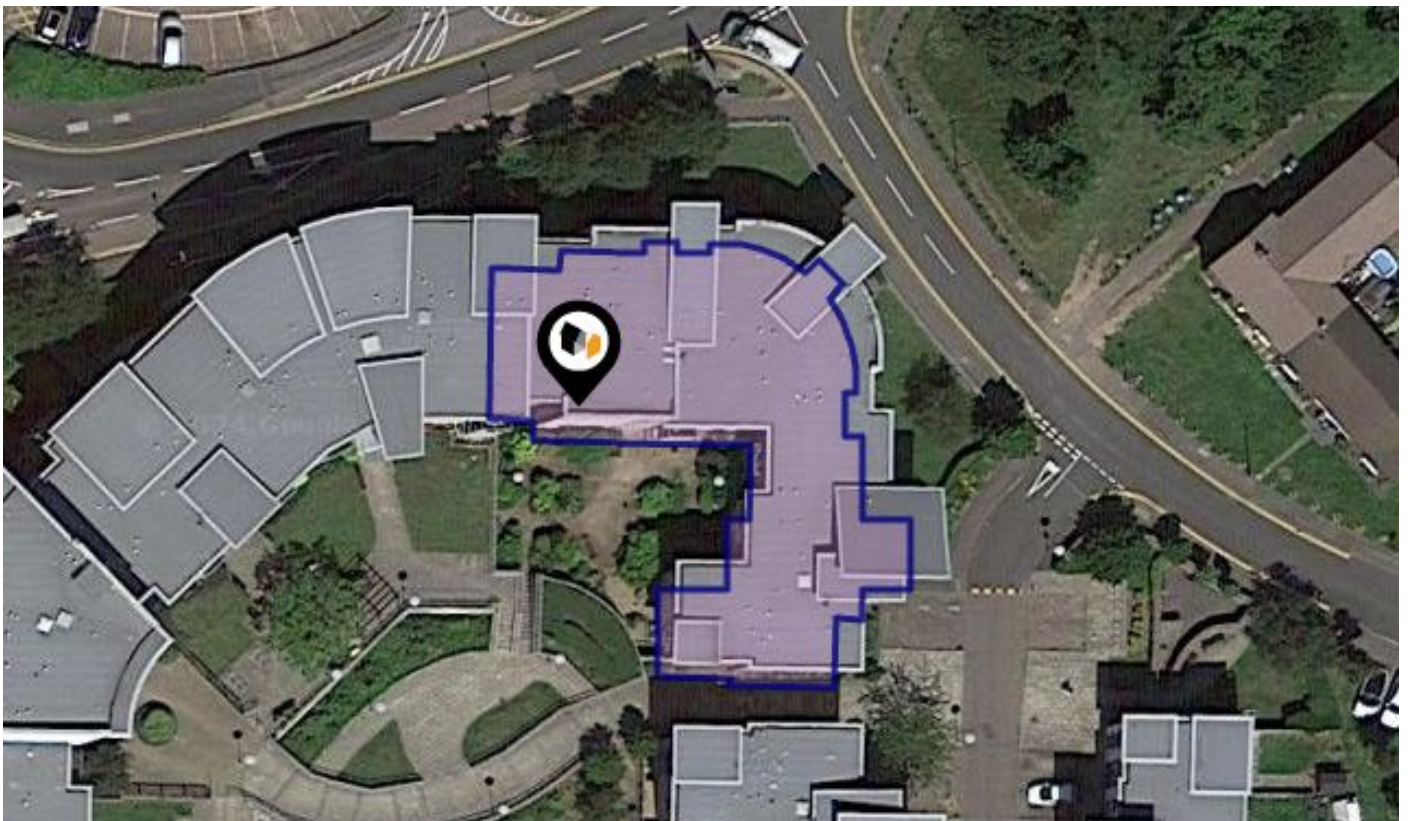


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th October 2024



KELVIN GATE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH and 62 High Street, Sunninghill, Ascot, Berkshire, SL5 9NN

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**** NO ONWARD CHAIN ****

This well maintained top-floor apartment offers two spacious bedrooms, including an en-suite bathroom to the principal bedroom and an additional well-appointed bathroom. A Juliette balcony in the living room provides plenty of natural light and a pleasant view from the large windows, and the open plan kitchen is both modern and functional.

Situated just off the Met Office Roundabout, Kelvin Gate is a well-kept development with plenty of parking and seating areas to enjoy. Located conveniently close to 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.

Top Floor Apartment

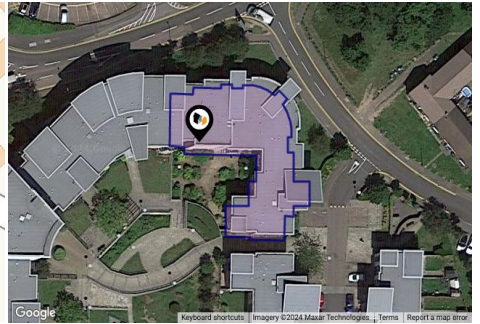
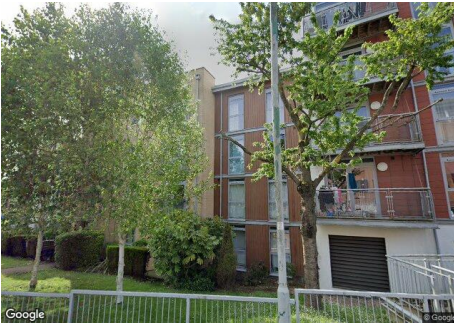
Allocated Parking Space

Close to Town Centre

Two Bathrooms

Modern Kitchen

Excellent Transport Links



Property

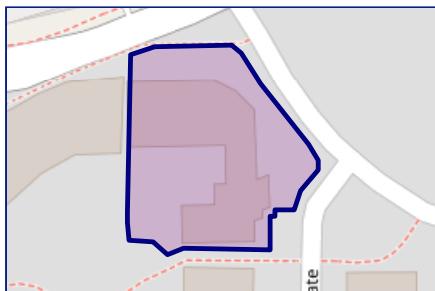
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	07/10/2007
Floor Area:	667 ft ² / 62 m ²	End Date:	24/12/2131
Plot Area:	0.19 acres	Lease Term:	125 years from 24 December 2006
Year Built :	2007	Term	107 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,595		
Title Number:	BK418395		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	330
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

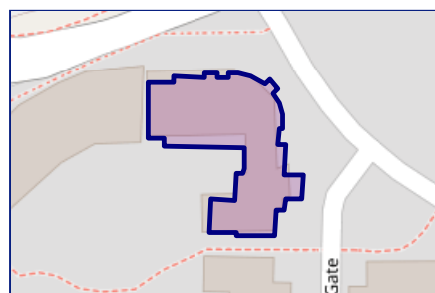
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

Freehold Title Plan



BK435294

Leasehold Title Plan

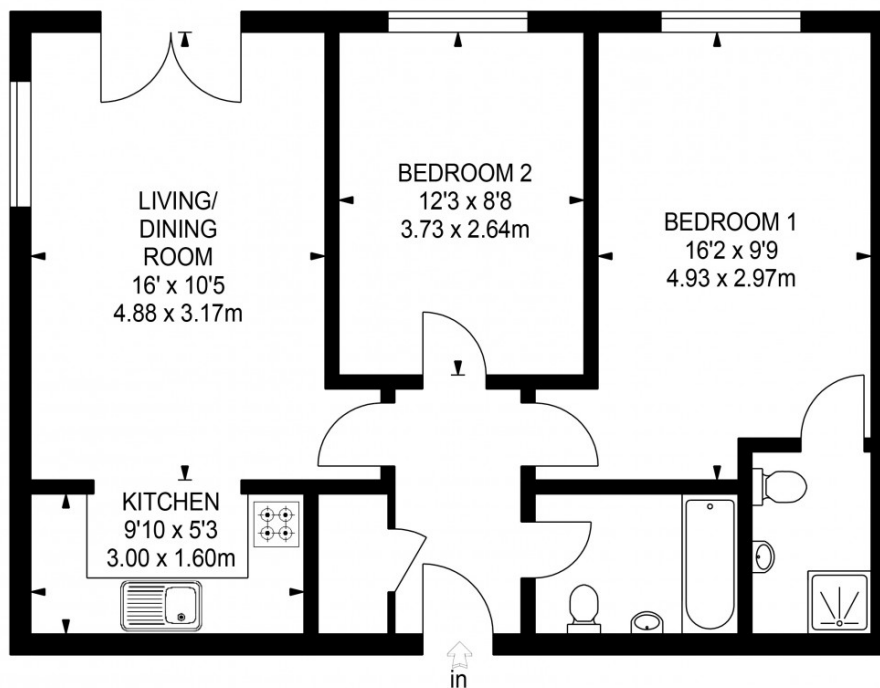


BK418395

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KELVIN GATE, BRACKNELL, RG12

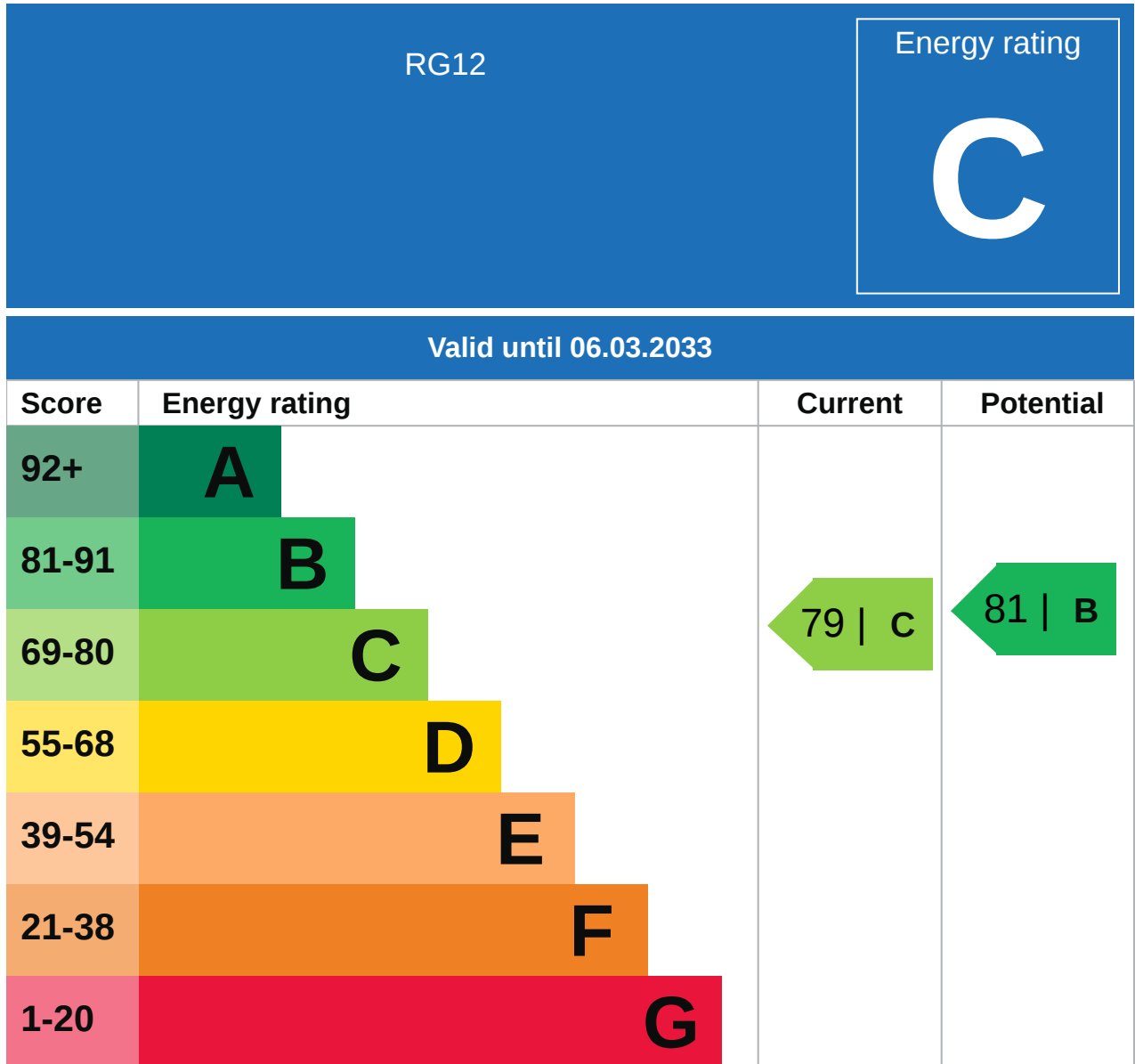


TOP FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 645 SQ FT / 59.92 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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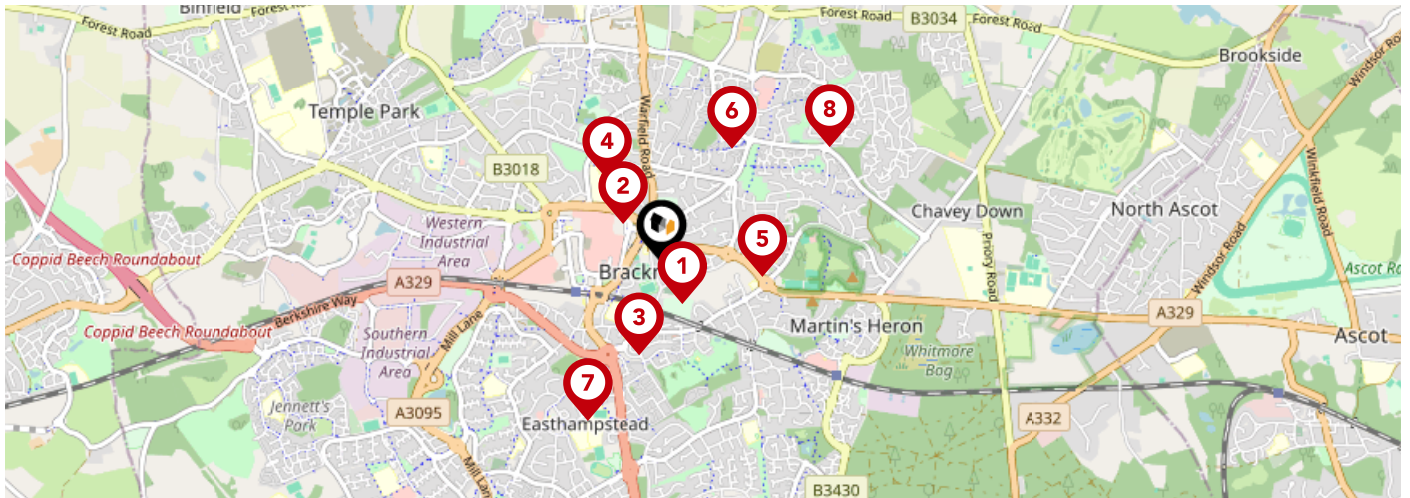


Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
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:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual 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

Area Schools

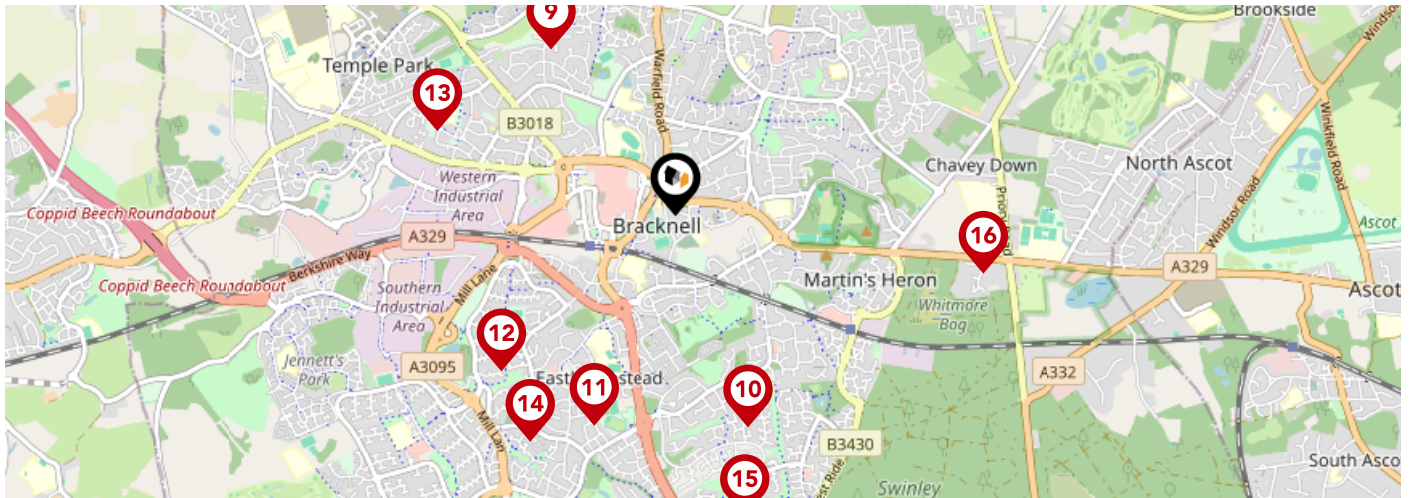
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		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.21	☐	☒	☐	☐	☐
2	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.25	☐	☐	☒	☐	☐
3	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.44	☐	☐	☒	☐	☐
4	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.46	☐	☒	☐	☐	☐
5	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.47	☐	☒	☐	☐	☐
6	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.62	☐	☒	☐	☐	☐
7	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.8	☐	☐	☒	☐	☐
8	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.95	☐	☒	☐	☐	☐

Area Schools

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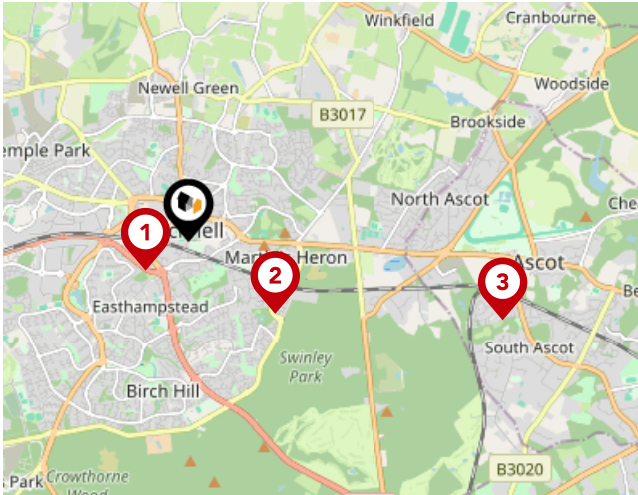


		Nursery	Primary	Secondary	College	Private
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.96	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.03	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.04	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.08	☐	☒	☐	☐	☐
	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:1.24	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.43	☐	☒	☐	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.44	☐	☐	☒	☐	☐

Area

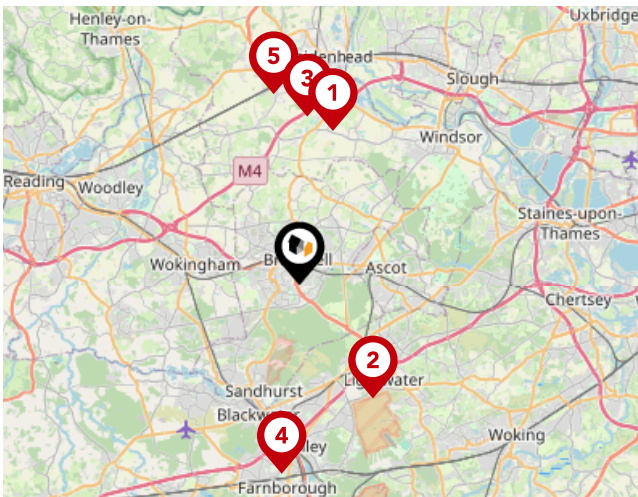
Transport (National)

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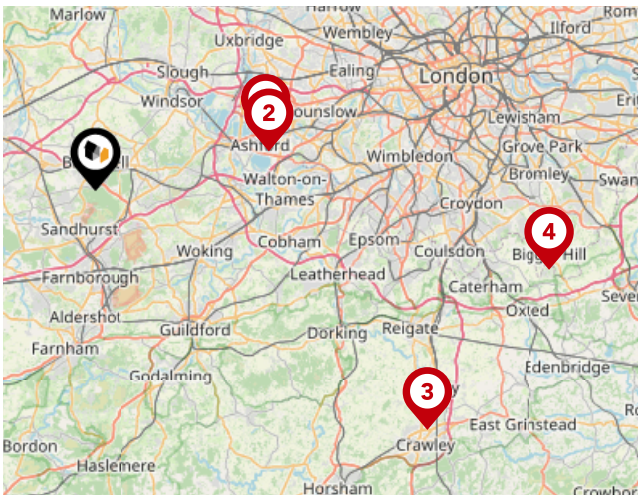
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.48 miles
2	Martins Heron Rail Station	1.04 miles
3	Ascot Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.83 miles
2	M3 J3	5.01 miles
3	A404(M) J9A	6.25 miles
4	M3 J4	7.03 miles
5	A404(M) J9	7.1 miles

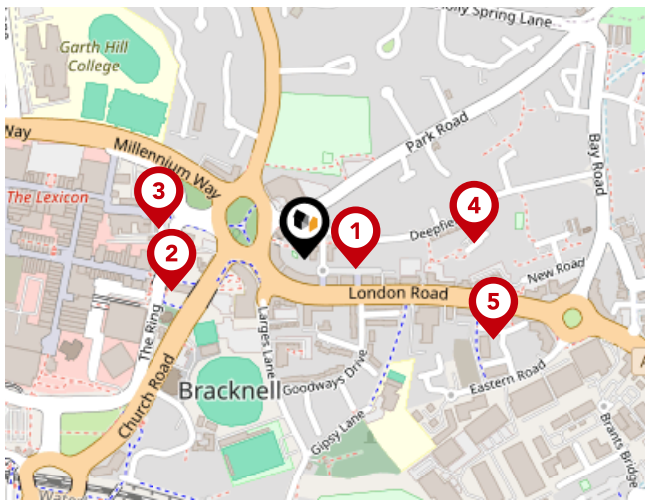


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.12 miles
2	Heathrow Airport Terminal 4	13.07 miles
3	Gatwick Airport	30.26 miles
4	Leaves Green	34.02 miles

Area

Transport (Local)



Bus Stops/Stations

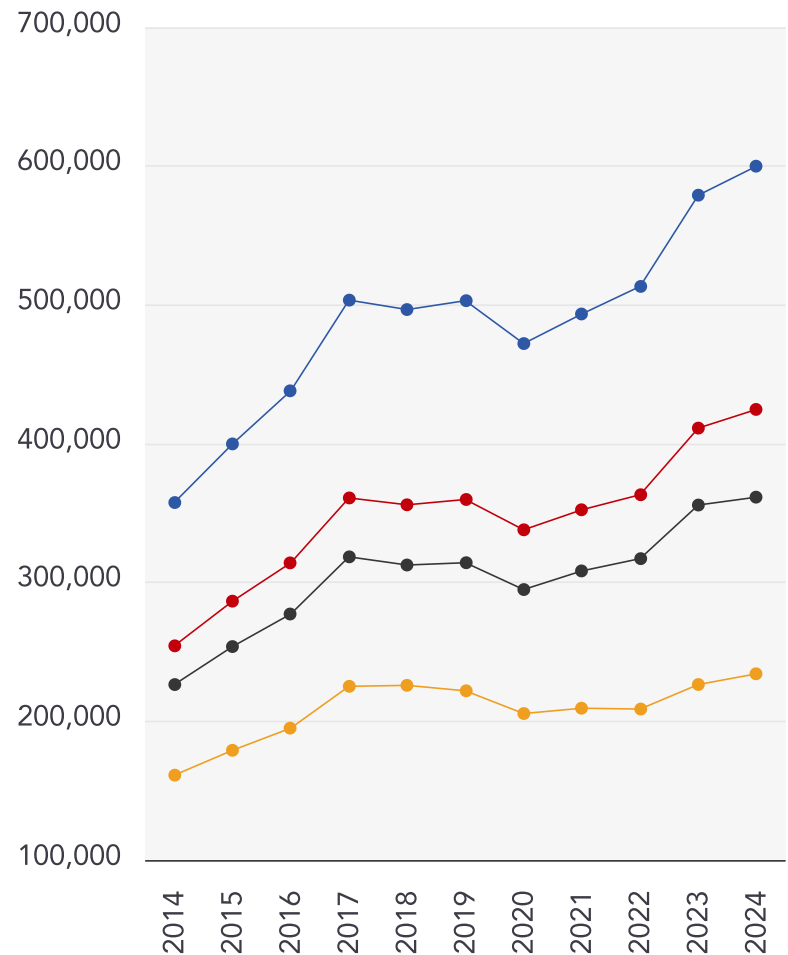
Pin	Name	Distance
1	Deepfield Road West	0.06 miles
2	The Ring - Parish Church	0.16 miles
3	Police Station	0.17 miles
4	North Green	0.2 miles
5	Bay Road	0.24 miles

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%



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!



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.



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Duncan Yeardley

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