

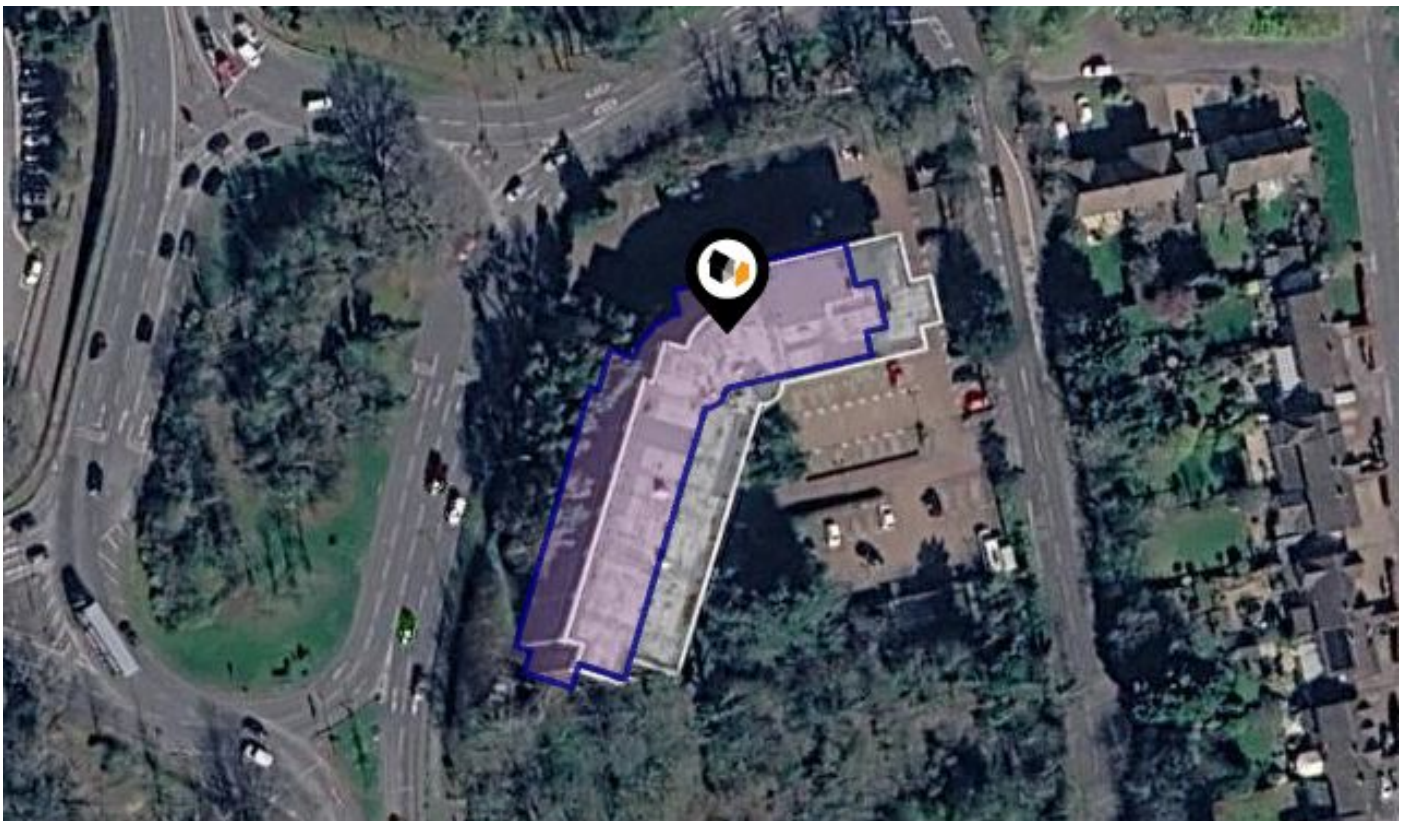


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th June 2026



OPLADEN WAY, BRACKNELL, RG12

Duncan Yeardley

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Introduction

Our Comments

Located within the modern and highly regarded L'avenir development on Opladen Way, this beautifully presented one bedroom apartment offers stylish contemporary living in a convenient Bracknell location. The development was completed in 2021 following the conversion of a former office building into a collection of high-specification apartments, creating an attractive residential community with secure gated access and allocated parking. The apartment has been thoughtfully designed with modern lifestyles in mind, featuring a bright and spacious open-plan living area that provides the perfect space for relaxing, entertaining and home working. The generous double bedroom provides a comfortable retreat, while the luxury bathroom is finished to an excellent standard with full-height tiling, a vanity unit, heated towel rail and LED illuminated mirror. Residents of L'Avenir benefit from a secure gated environment with lift access, allocated underground parking, landscaped communal grounds, bicycle storage and secure post boxes, all contributing to a well-maintained and contemporary living experience. Ideally positioned approximately one mile from Bracknell town centre and The Lexicon shopping and leisure destination, the property enjoys easy access to an excellent range of shops, restaurants, cafés and entertainment facilities. Bracknell railway station is also within easy reach, providing direct services to Reading and London Waterloo, while the nearby M3 and M4 motorways offer convenient connections across the South East and into London. Combining modern design, high-quality specification and a highly convenient location, this apartment represents an excellent opportunity for first-time buyers, professionals and investors alike, offering a turnkey home within one of Bracknell's most attractive recent developments.

Lease: 125 Years from and including 1st January 2019

Service Charge: £1600 per annum

No Ground Rent

Council Tax Band: C

Allocated Underground Parking

Modern Apartment

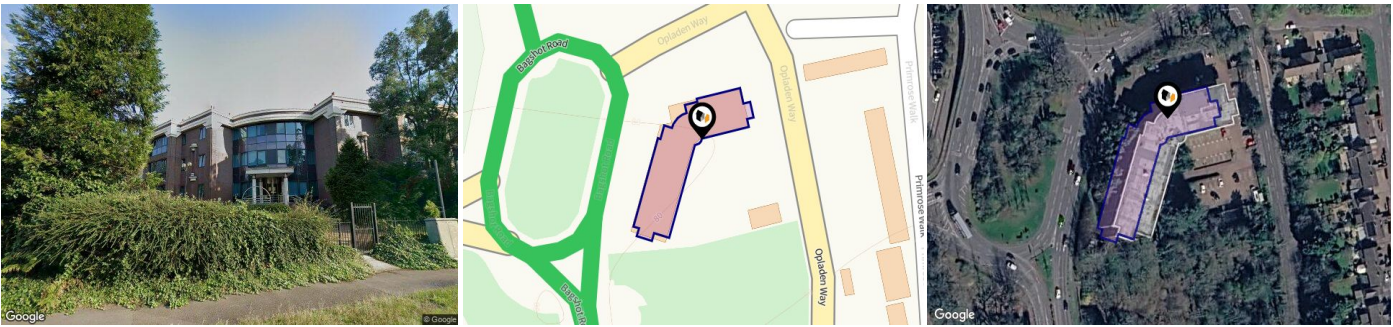
Gated Development

Constructed in 2021

Well Presented

Close Proximity to Local Amenities

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	473 ft ² / 44 m ²		
Plot Area:	0.43 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK515455		

Local Area

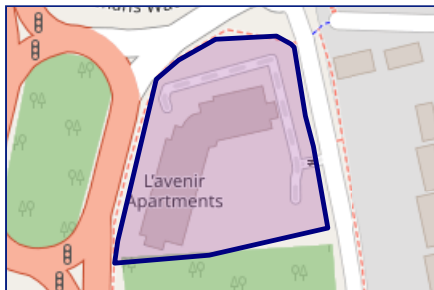
Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	8	80	330
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media

Property

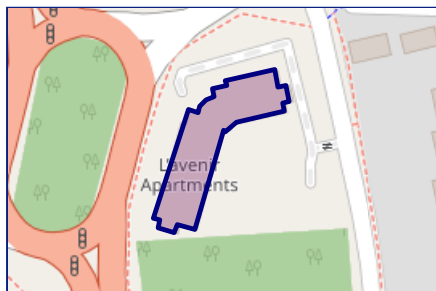
Multiple Title Plans

Freehold Title Plan



BK267788

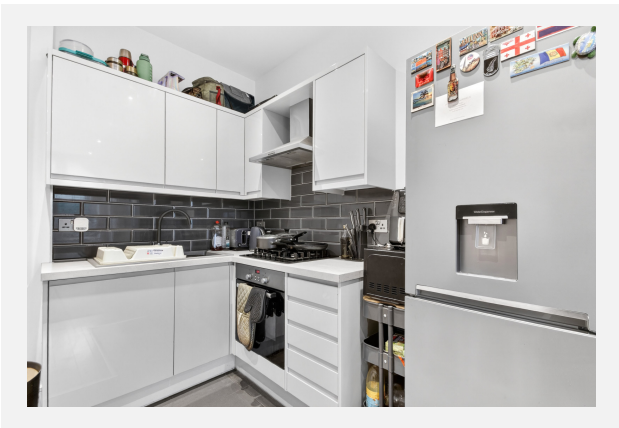
Leasehold Title Plan



BK515455

Start Date:	10/06/2021
End Date:	01/01/2144
Lease Term:	125 years from and including 1 January 2019
Term Remaining:	117 years

Gallery Photos

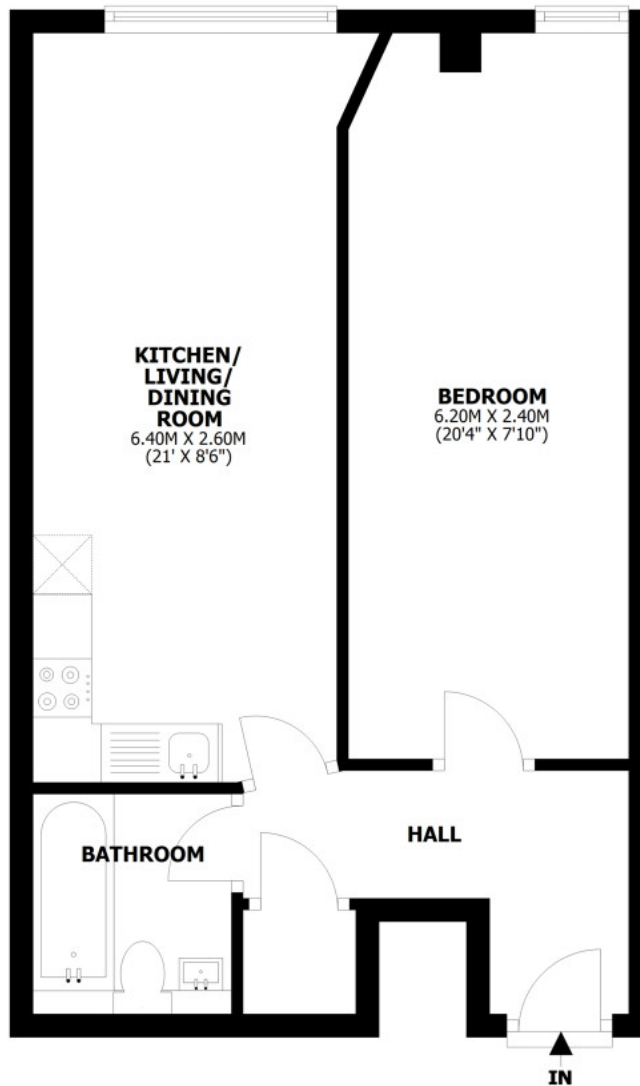


OPLADEN WAY, BRACKNELL, RG12



Lavenir, Opladen Way, Bracknell, RG12

Total internal area: approx. 44 sq. metres (474 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

Opladen Way, RG12		Energy rating	
		B	
Valid until 16.04.2030			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

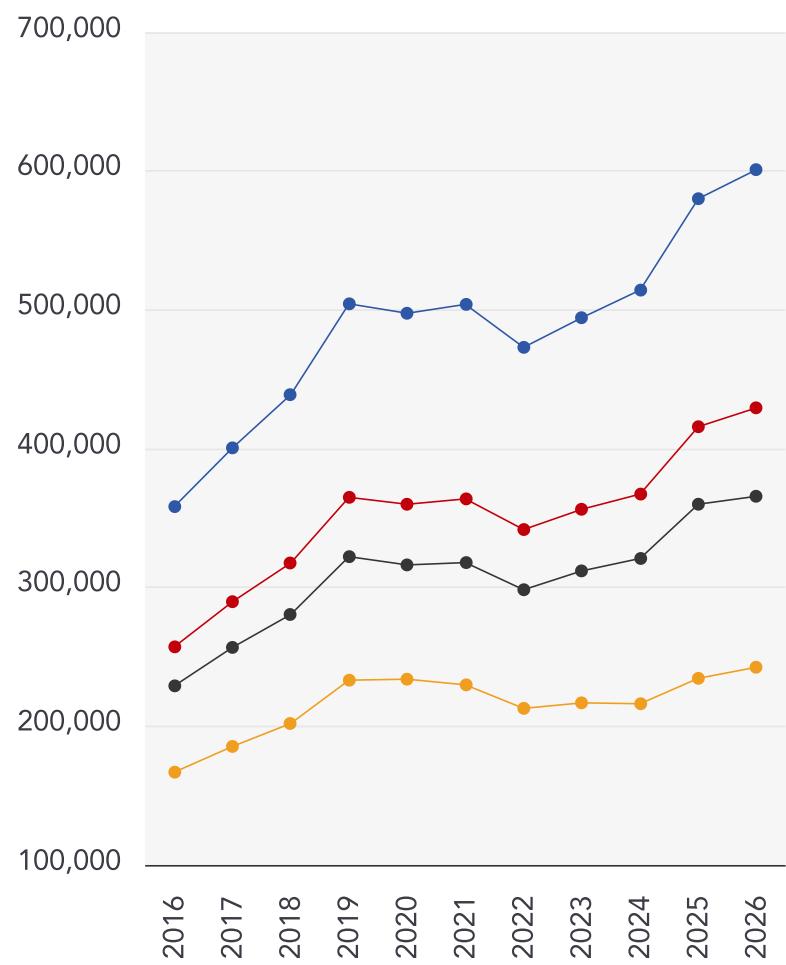
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	44 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%

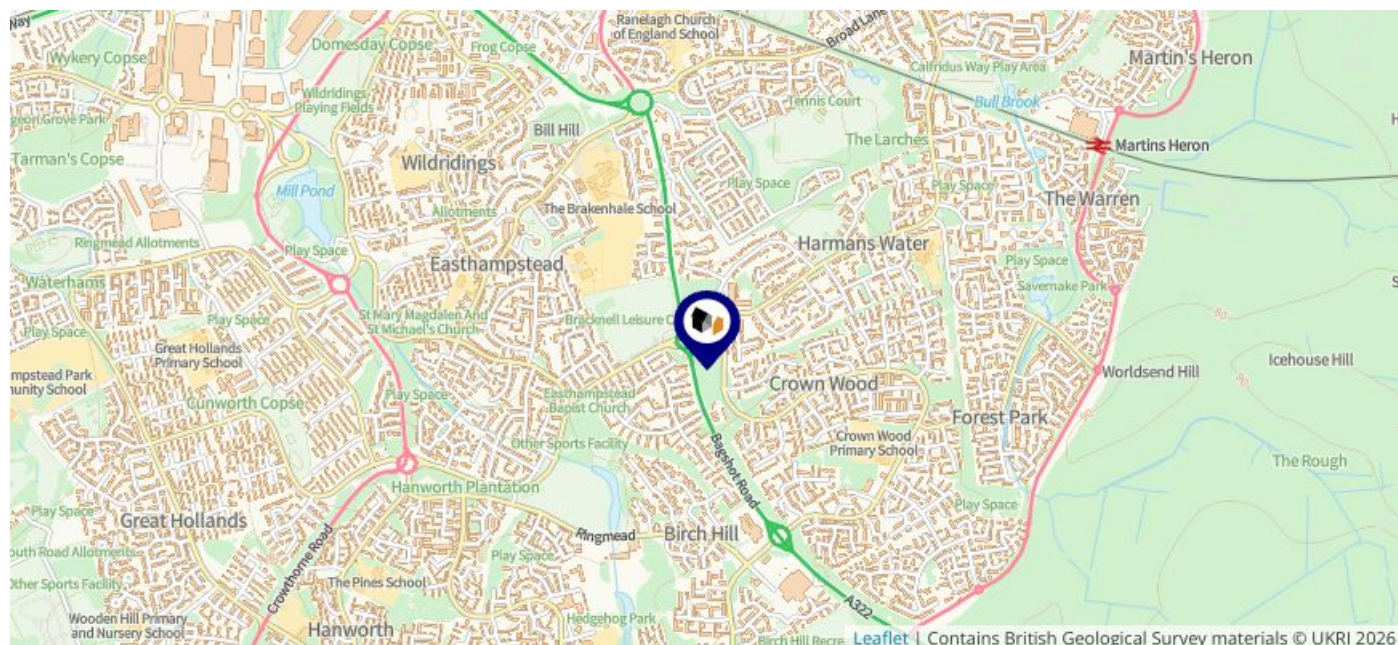
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

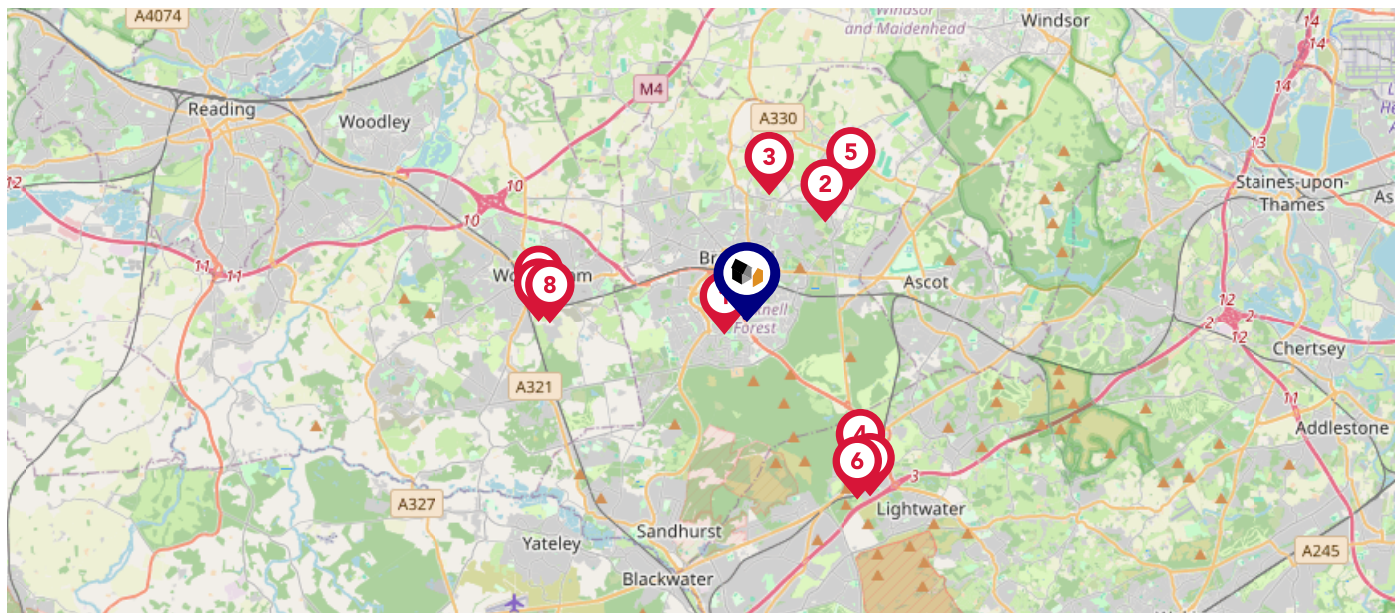
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



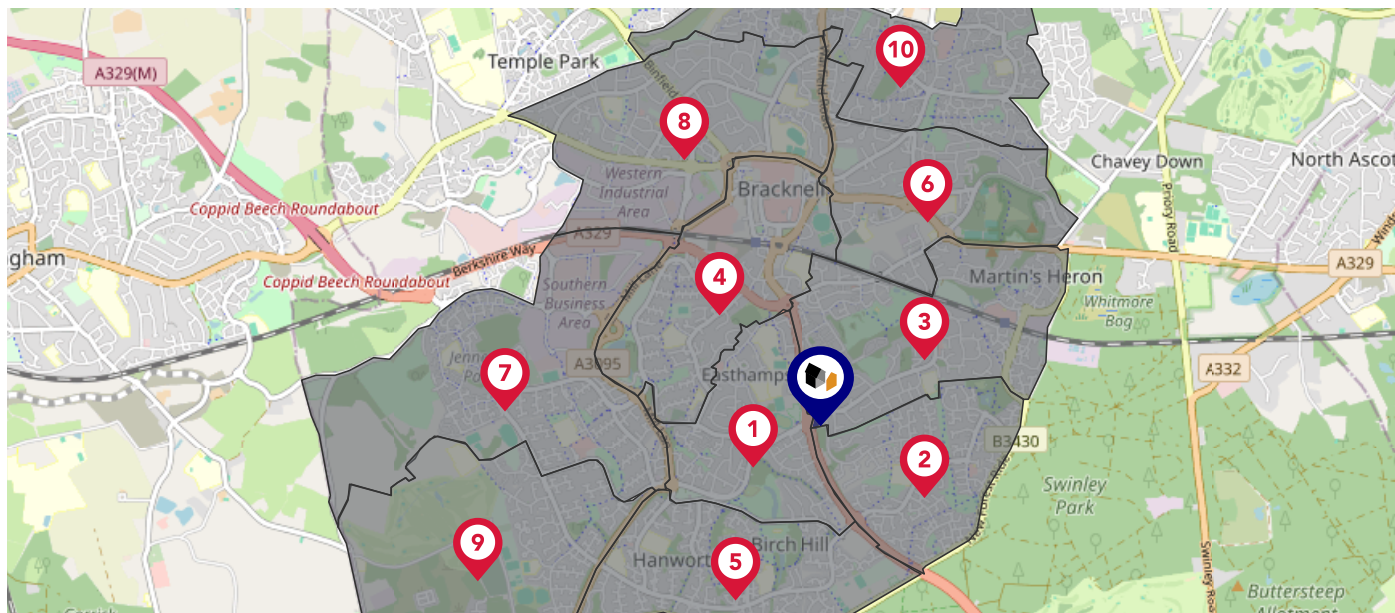
Nearby Conservation Areas

- 1 Easthampstead
- 2 Winkfield Row
- 3 Warfield
- 4 Bagshot Park, Bagshot
- 5 Winkfield Village
- 6 Bagshot, Church Road
- 7 Bagshot Village
- 8 Murdoch Road
- 9 Langborough Road
- 10 Wokingham Town Centre

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



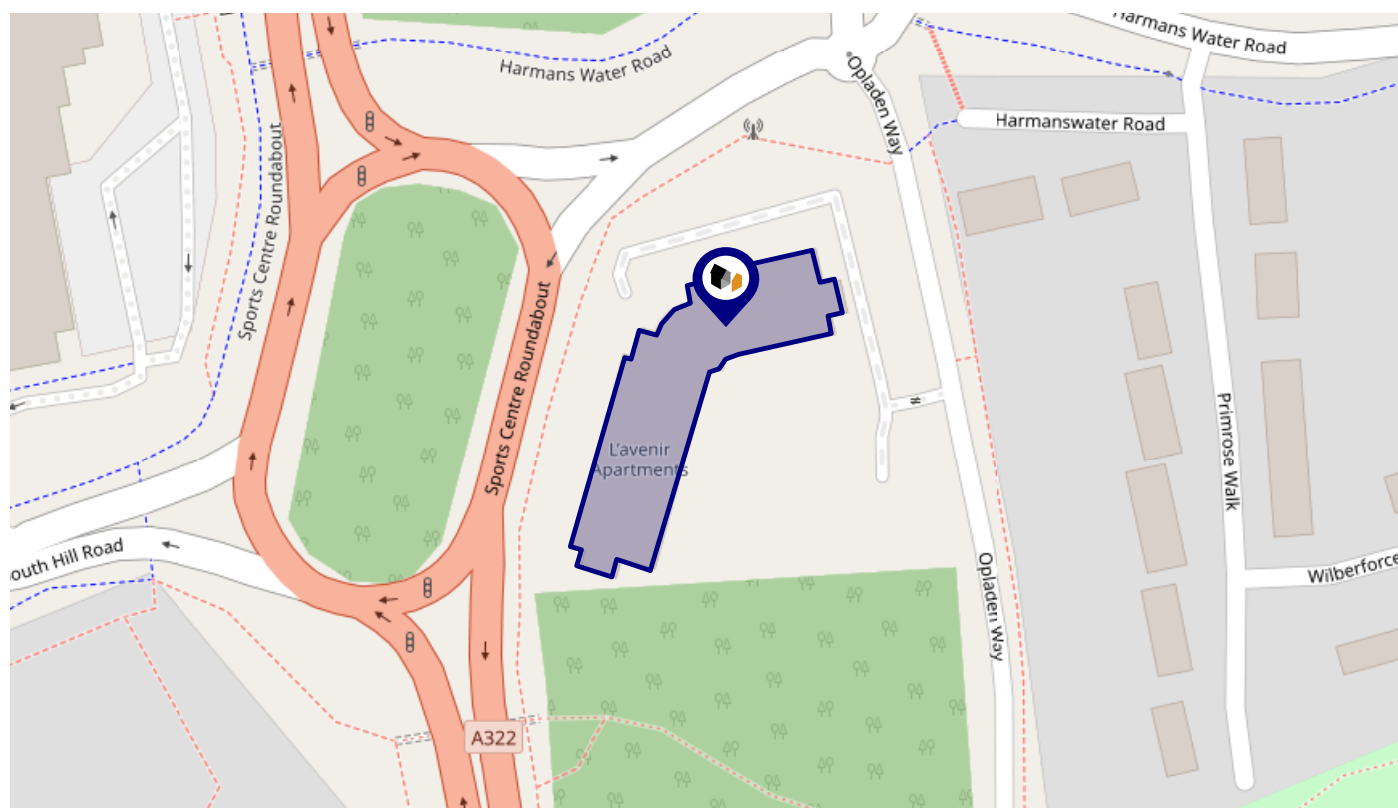
Nearby Council Wards

-  Old Bracknell Ward
-  Crown Wood Ward
-  Harmans Water Ward
-  Wildridings and Central Ward
-  Hanworth Ward
-  Bullbrook Ward
-  Great Hollands North Ward
-  Priestwood and Garth Ward
-  Great Hollands South Ward
-  Warfield Harvest Ride 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.

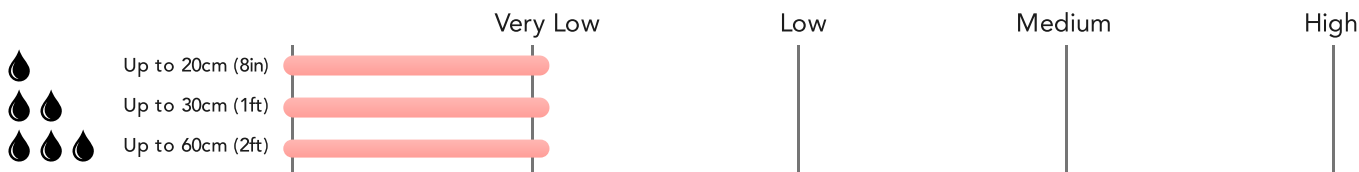


Risk Rating: Very low

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.

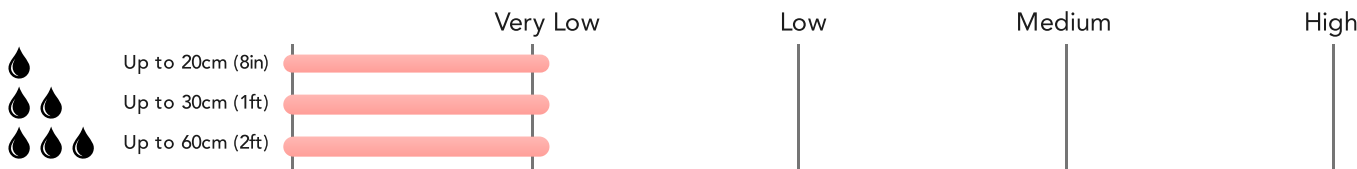


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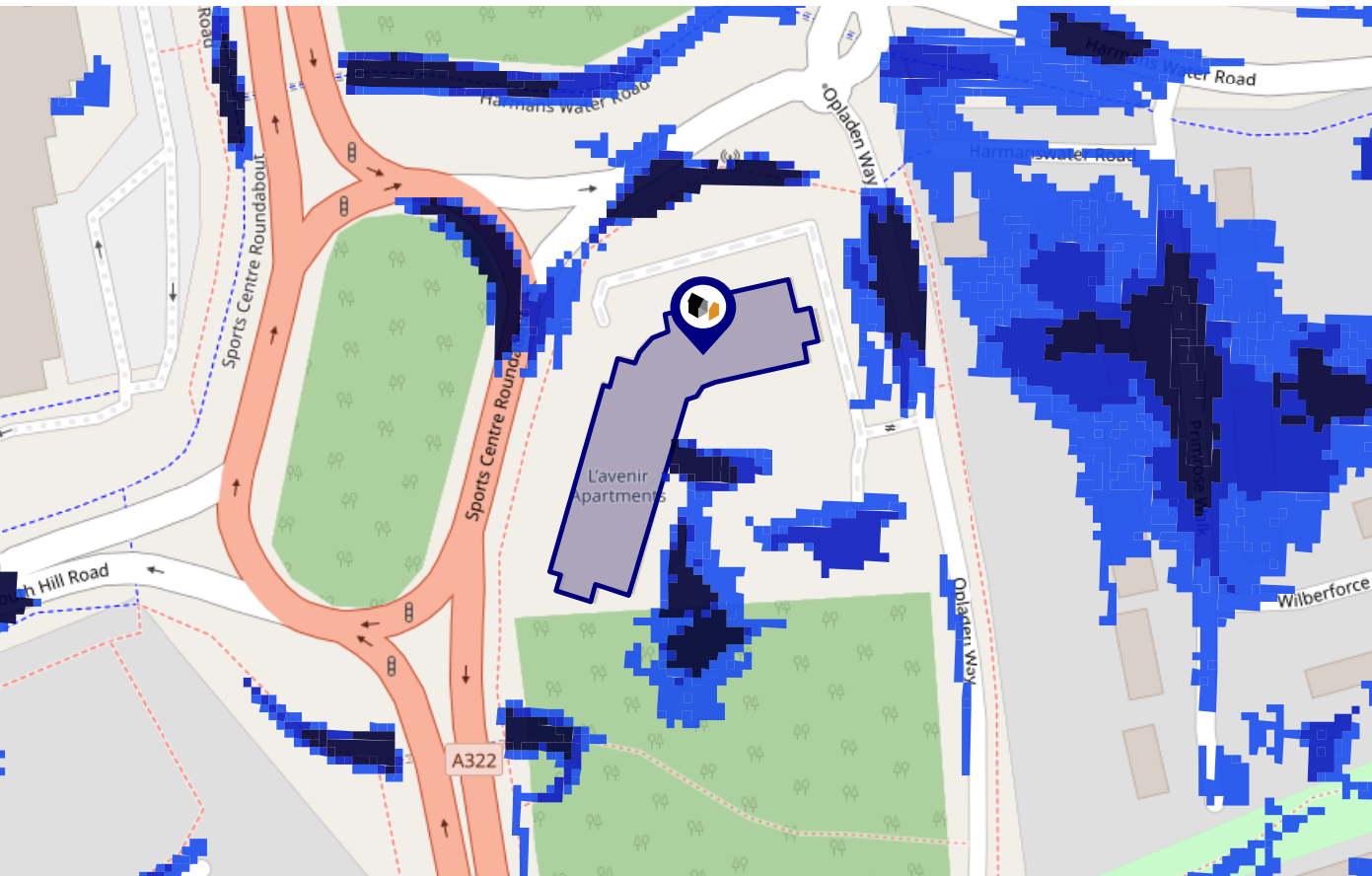
Chance of flooding to the following depths at this property:



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.

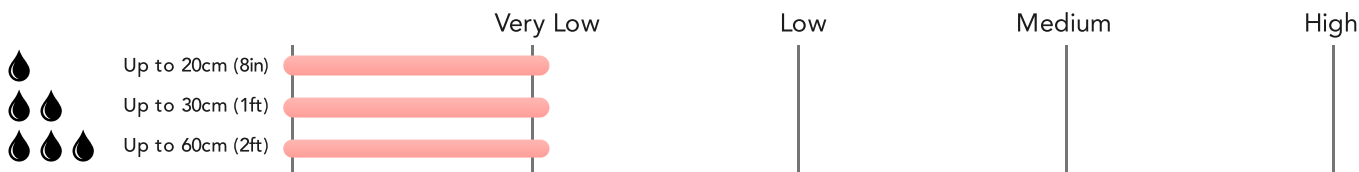


Risk Rating: Very low

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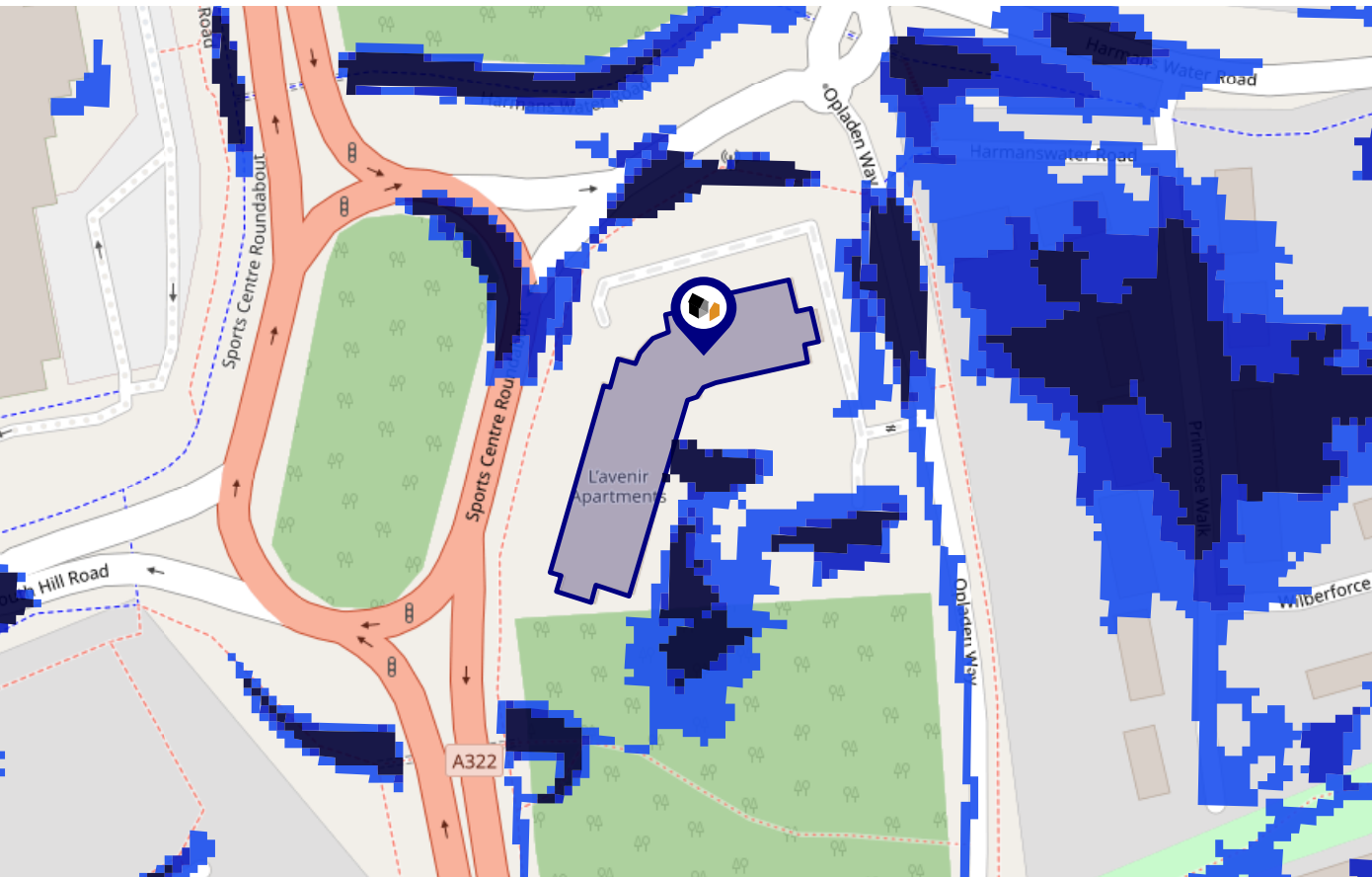
Chance of flooding to the following depths at this property:



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.

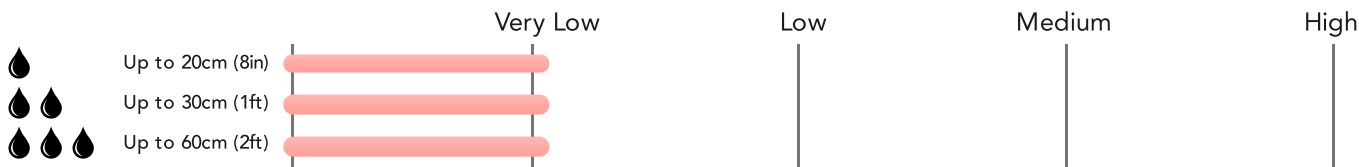


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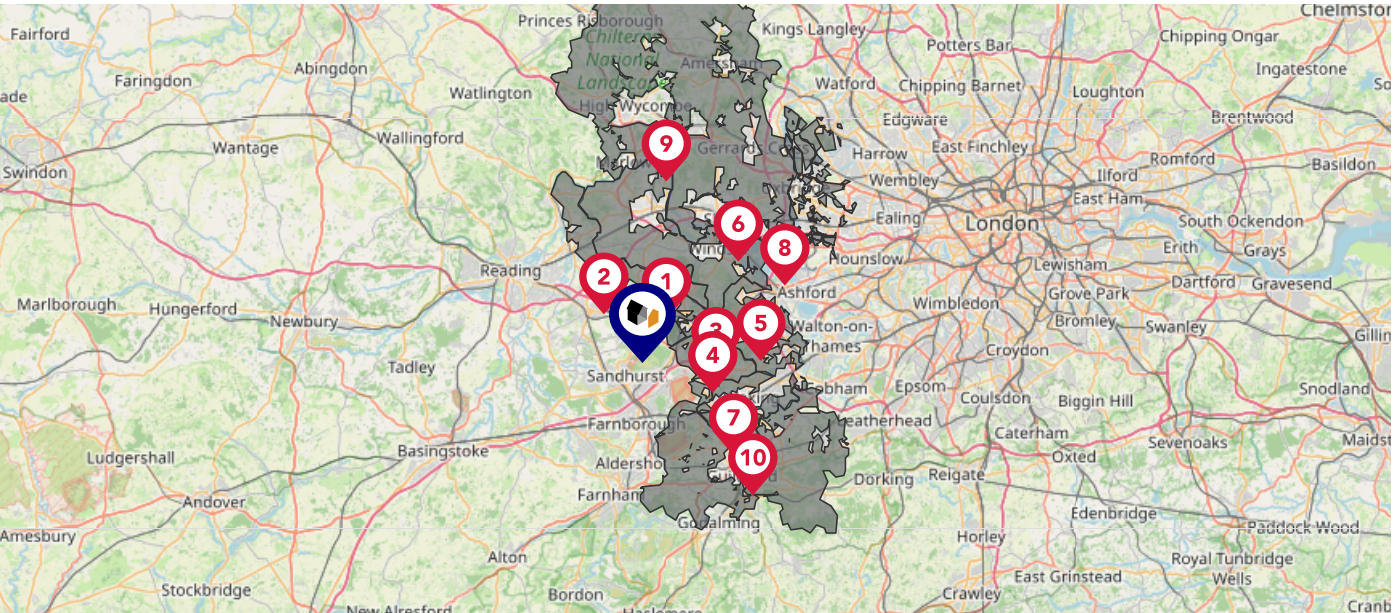
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

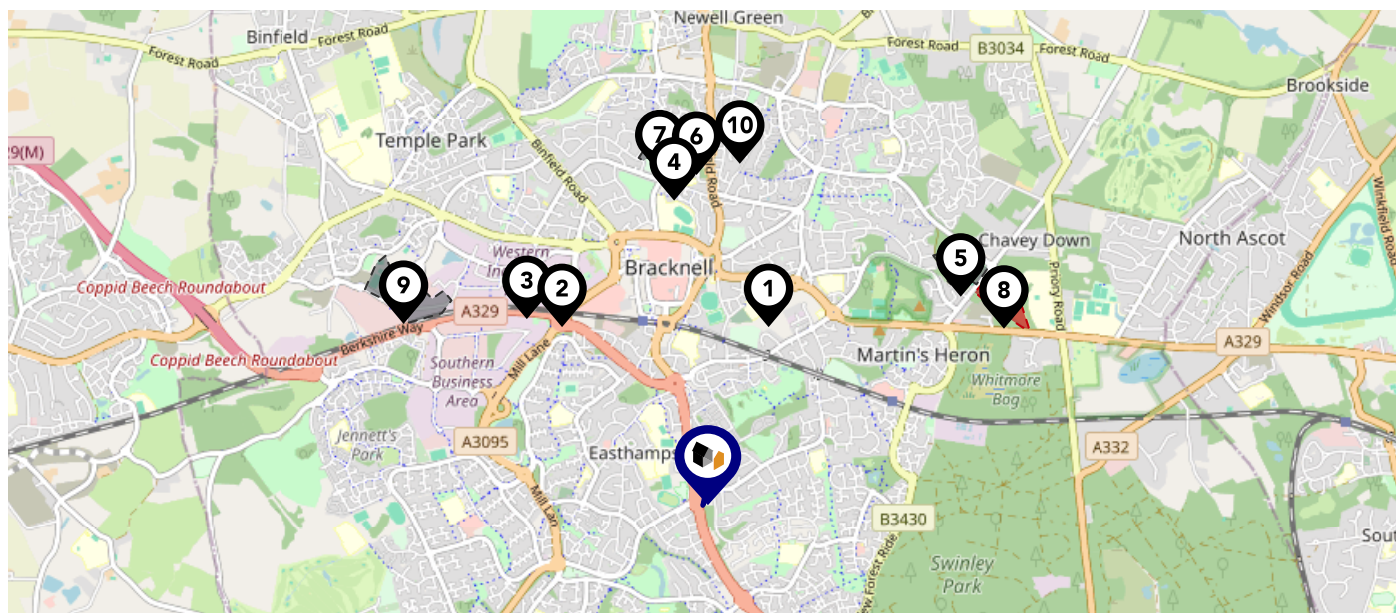


Nearby Green Belt Land	
1	London Green Belt - Bracknell Forest
2	London Green Belt - Wokingham
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Runnymede
6	London Green Belt - Slough
7	London Green Belt - Woking
8	London Green Belt - Hillingdon
9	London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



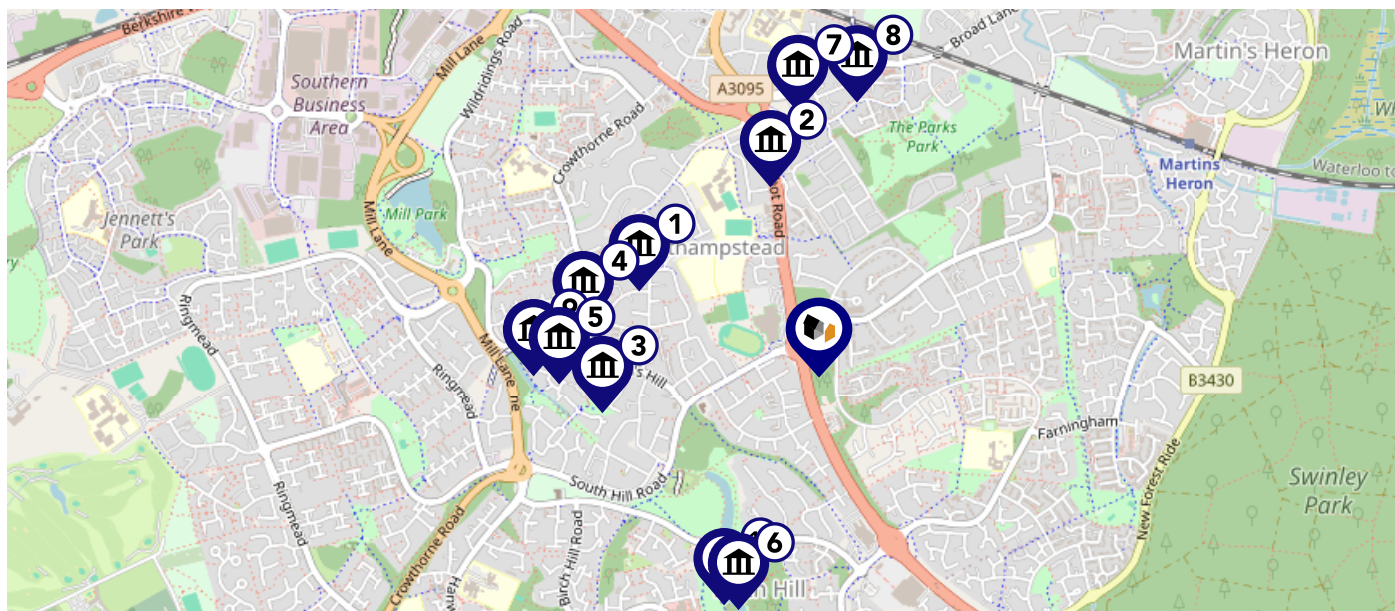
Nearby Landfill Sites

1	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	
2	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
3	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	
4	Bull Lane-Bracknell, Berkshire	Historic Landfill	
5	Longhill Road-Chavey Down	Historic Landfill	
6	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
7	Folders Lane-Bracknell, Berkshire	Historic Landfill	
8	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	
9	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
10	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	

Maps

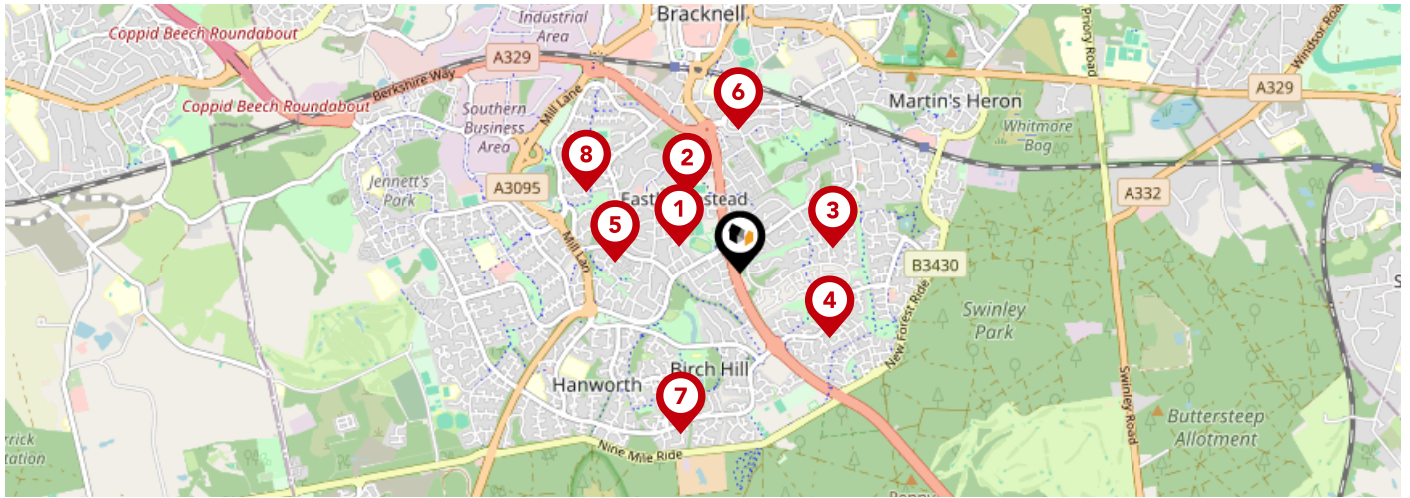
Listed Buildings

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



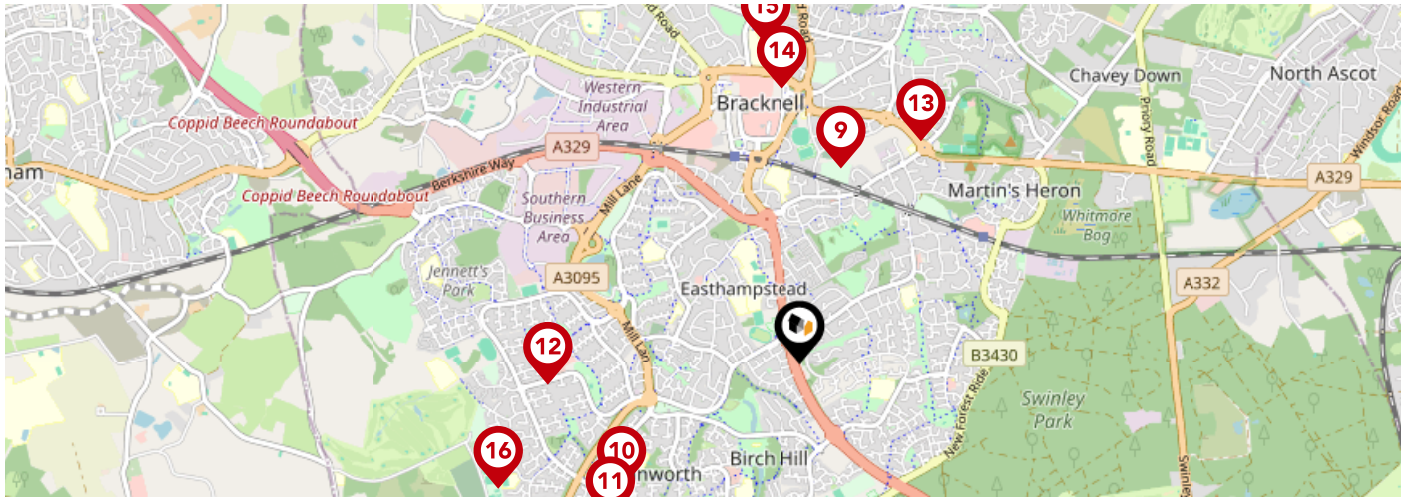
Listed Buildings in the local district		Grade	Distance
	1390361 - Point Royal	Grade II	0.4 miles
	1390322 - The Horse And Groom Public House	Grade II	0.5 miles
	1390347 - Reeds Hill Farmhouse	Grade II	0.5 miles
	1390328 - Forge Cottage	Grade II	0.5 miles
	1390329 - White Cottage	Grade II	0.6 miles
	1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.6 miles
	1390324 - Mallorys	Grade II	0.6 miles
	1390325 - The Thatched Cottage	Grade II	0.6 miles
	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.6 miles
	1390348 - South Hill Park	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.31	☐	☒	☐	☐	☐
2	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.44	☐	☐	☒	☐	☐
3	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.45	☐	☒	☐	☐	☐
4	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.51	☐	☒	☐	☐	☐
5	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.58	☐	☒	☐	☐	☐
6	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.67	☐	☐	☒	☐	☐
7	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.79	☐	☒	☐	☐	☐
8	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.8	☐	☒	☐	☐	☐

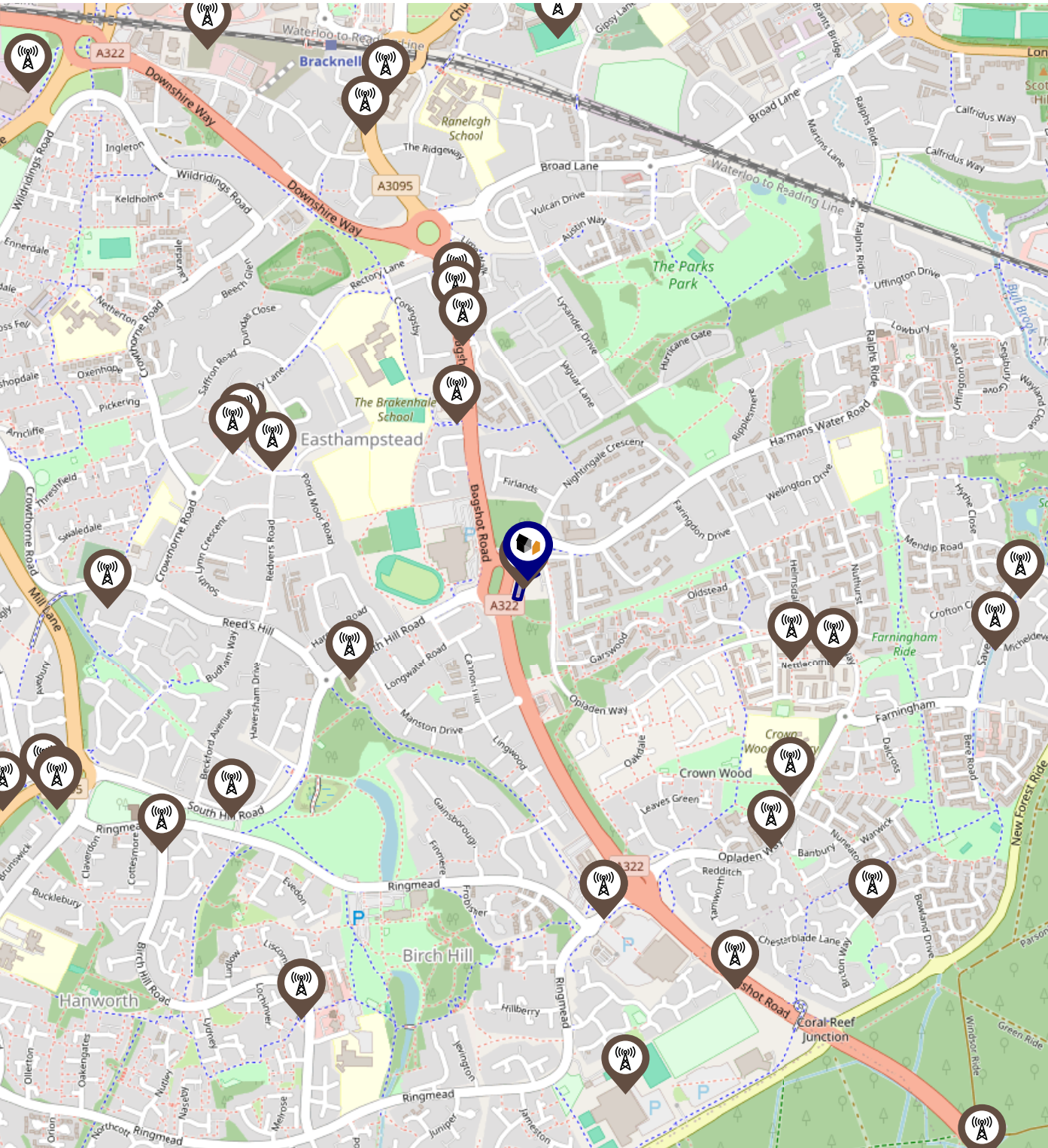
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.93	☐	☒	☐	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:1	☐	☒	☐	☐	☐
	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:1.13	☐	☒	☐	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.17	☐	☒	☐	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.18	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.28	☐	☐	☒	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.49	☐	☒	☐	☐	☐
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.51	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



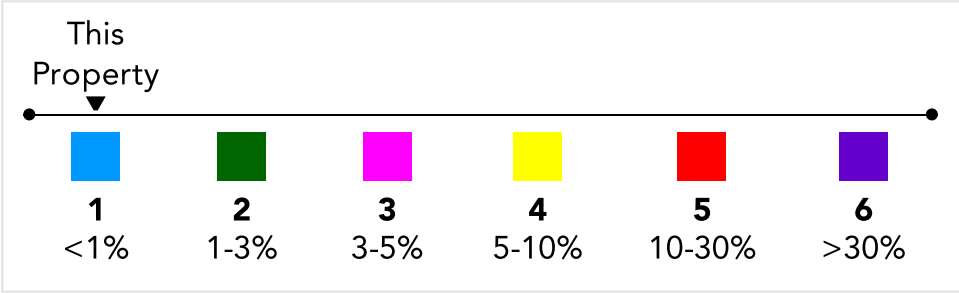
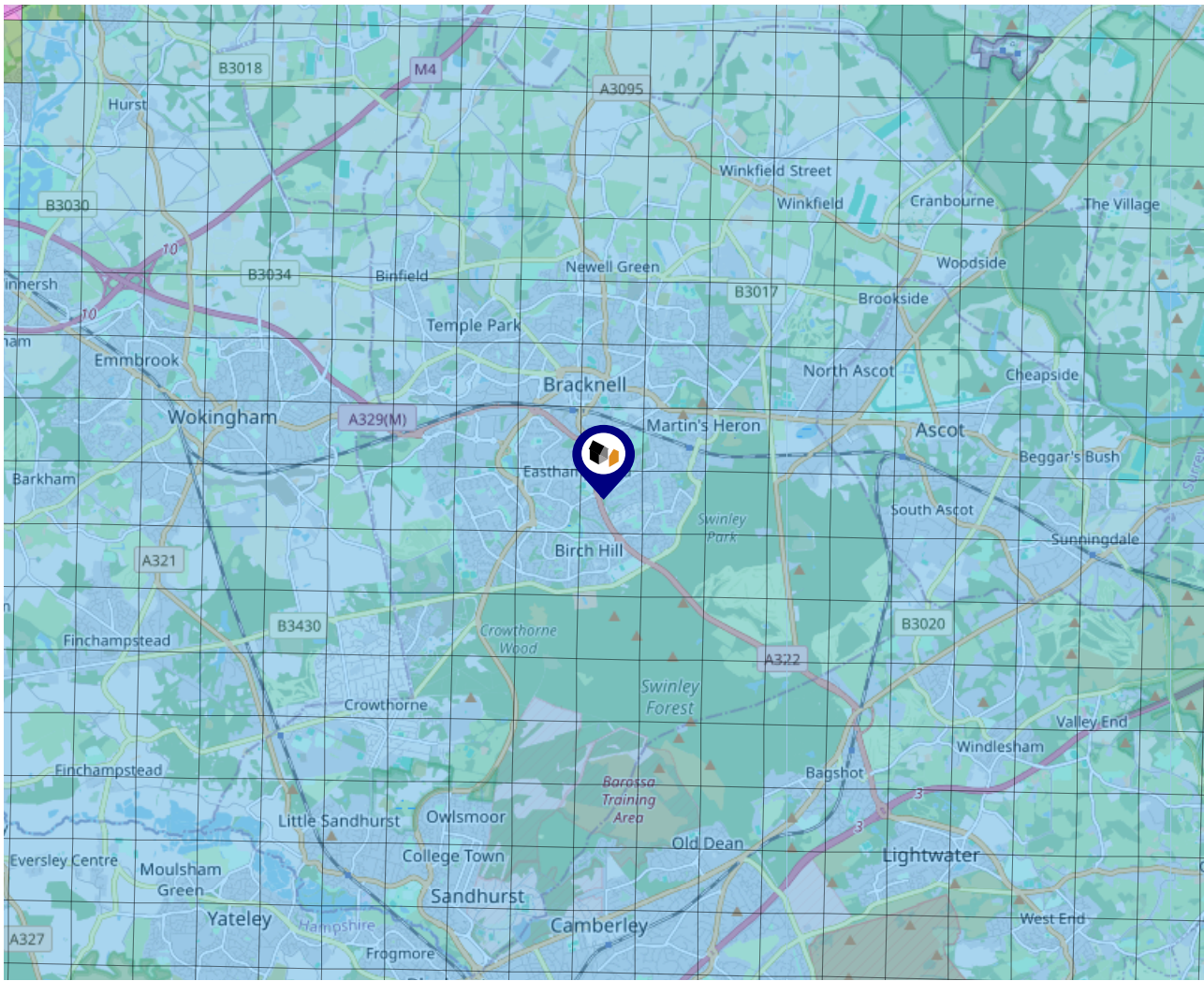
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

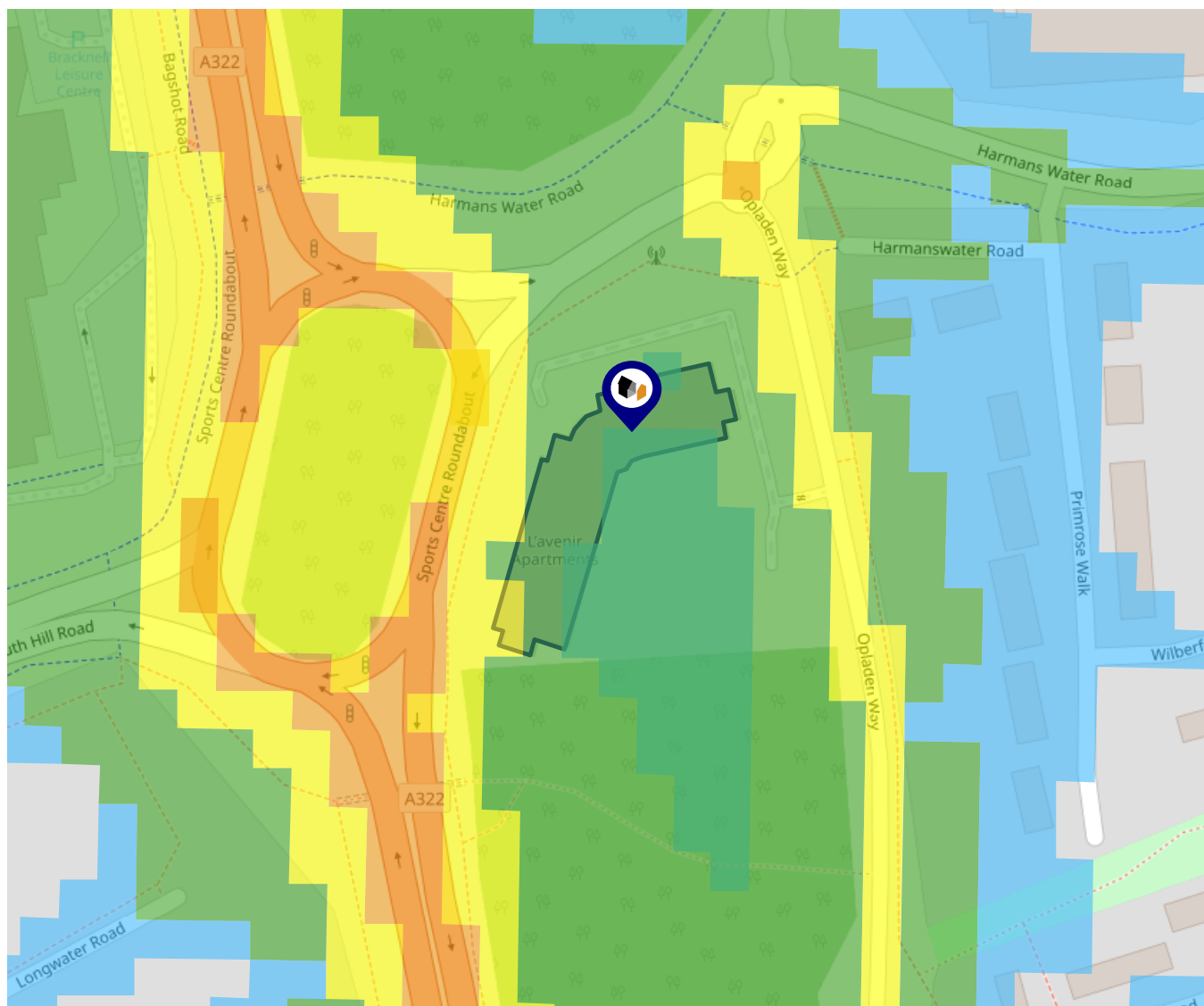
What is Radon?

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.

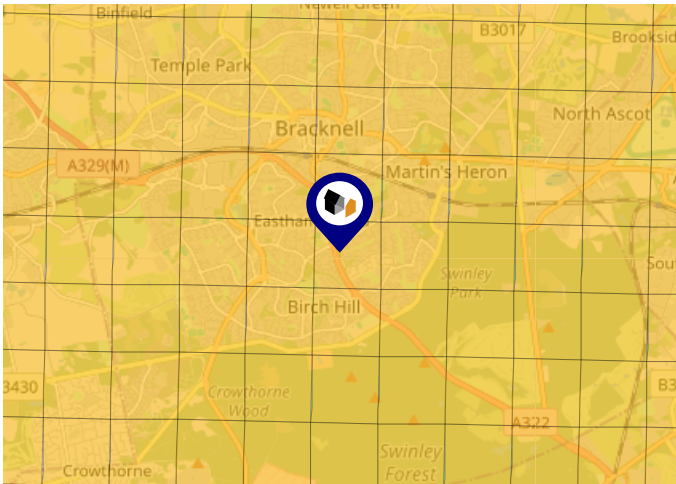
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

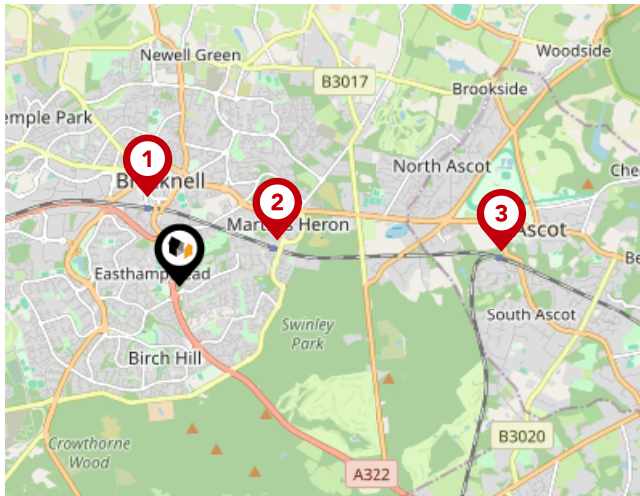


Primary Classifications (Most Common Clay Types)

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

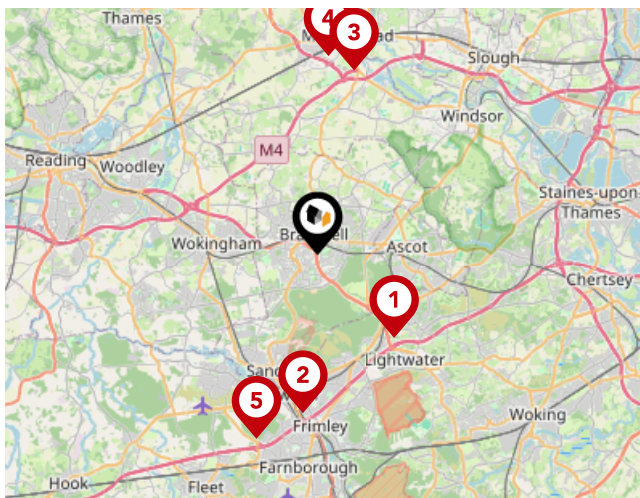
Area

Transport (National)



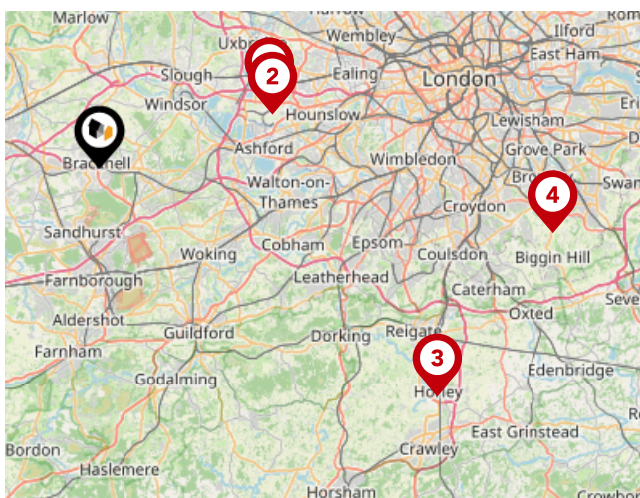
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.87 miles
2	Martins Heron Rail Station	0.99 miles
3	Ascot Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.2 miles
2	M3 J4	5.93 miles
3	M4 J8	6.92 miles
4	A404(M) J9A	7.35 miles
5	M3 J4A	7.21 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.59 miles
2	Heathrow Airport Terminal 4	13.46 miles
3	Gatwick Airport	30.33 miles
4	Leaves Green	33.96 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harmanswater Road	0.03 miles
2	Bracknell Sports Centre Roundabout	0.11 miles
3	Garswood	0.14 miles
4	Iveagh Court	0.1 miles
5	Garswood	0.17 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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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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Valuation Office
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