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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st August 2026



HIGH STREET, SANDHURST, GU47

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Introduction

Our Comments

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**** NO ONWARD CHAIN ****

Situated within the sought-after Reddings Court development in Sandhurst, this beautifully presented one-bedroom apartment offers stylish, contemporary living, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

As you enter the property, you are welcomed by a spacious entrance hall with useful storage cupboards, perfect for coats, shoes and household essentials.

The heart of the home is the impressive open-plan kitchen, dining and living area, which has been finished to a high specification throughout. The modern kitchen features a central island, creating the perfect space for cooking, dining and entertaining, while the generous living area is filled with natural light and offers a fantastic place to relax.

The double bedroom is well-proportioned and benefits from fitted wardrobes, providing excellent storage, while the bathroom is presented in good condition and comprises a contemporary three-piece suite.

Further benefits include allocated parking and well-maintained communal areas. Redding Court is conveniently located within easy reach of Sandhurst village, local amenities, excellent transport links and nearby countryside, making it a superb location for both commuters and those looking to enjoy everything the area has to offer.

This exceptional apartment is ready to move straight into and offers modern, low-maintenance living in a highly desirable location.

Top Floor Apartment

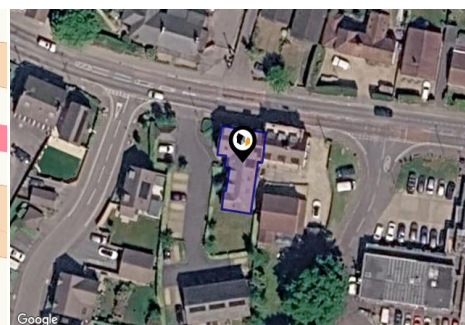
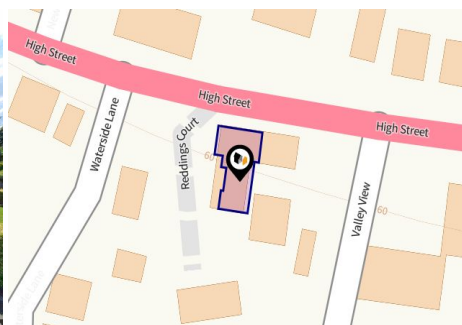
Allocated Parking

No Onward Chain

Great Location

Close to Sandhurst Station

Beautifully Presented



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.04 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	BK499478

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

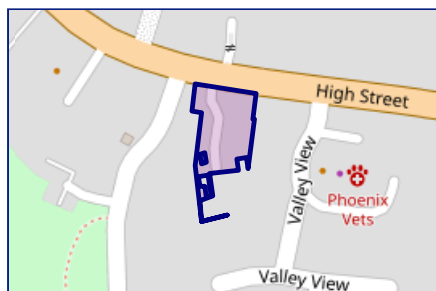
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

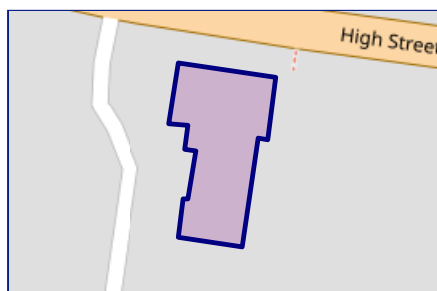


Freehold Title Plan



BK40124

Leasehold Title Plan



BK499478

Start Date:	28/03/2019
End Date:	01/01/2142
Lease Term:	125 years from 1 January 2017
Term Remaining:	115 years



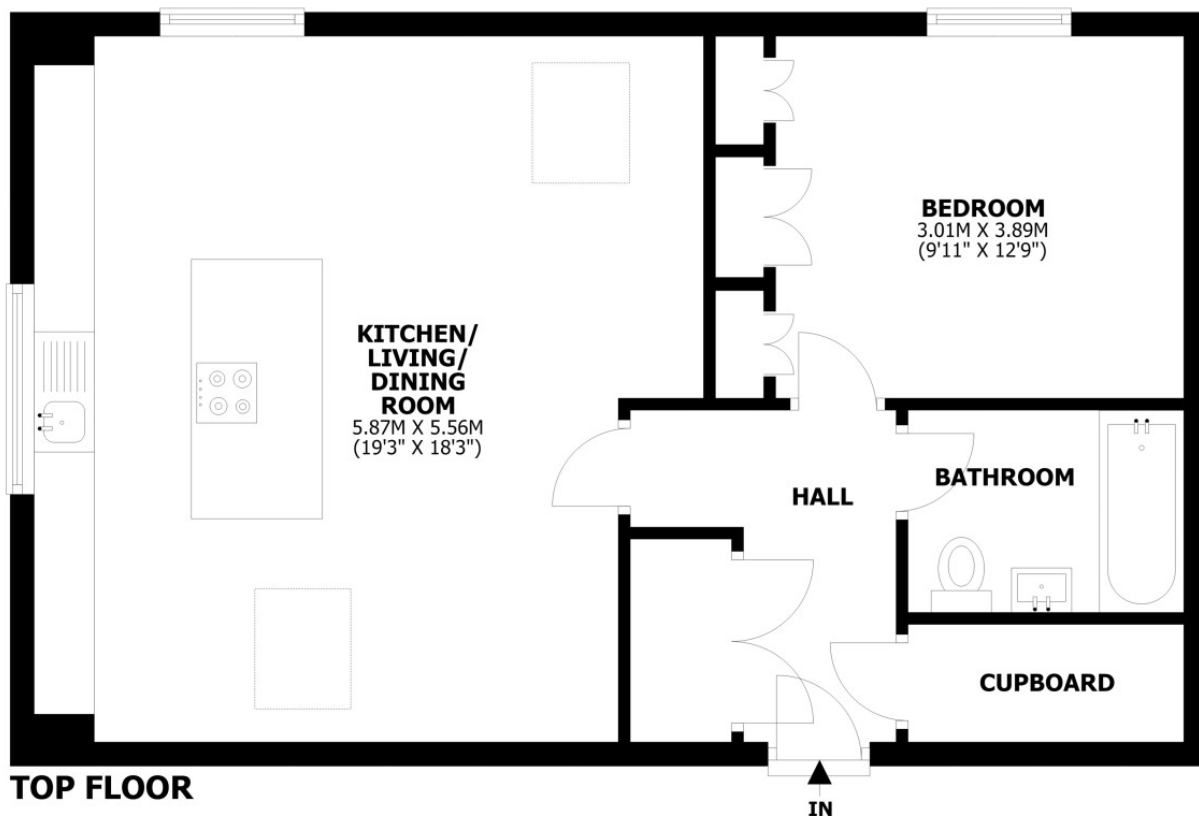


HIGH STREET, SANDHURST, GU47

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Reddings Court, Sandhurst, GU47

Total internal area: approx. 53 sq. metres (570.3 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.

High Street, GU47

Energy rating

B

Valid until 03.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

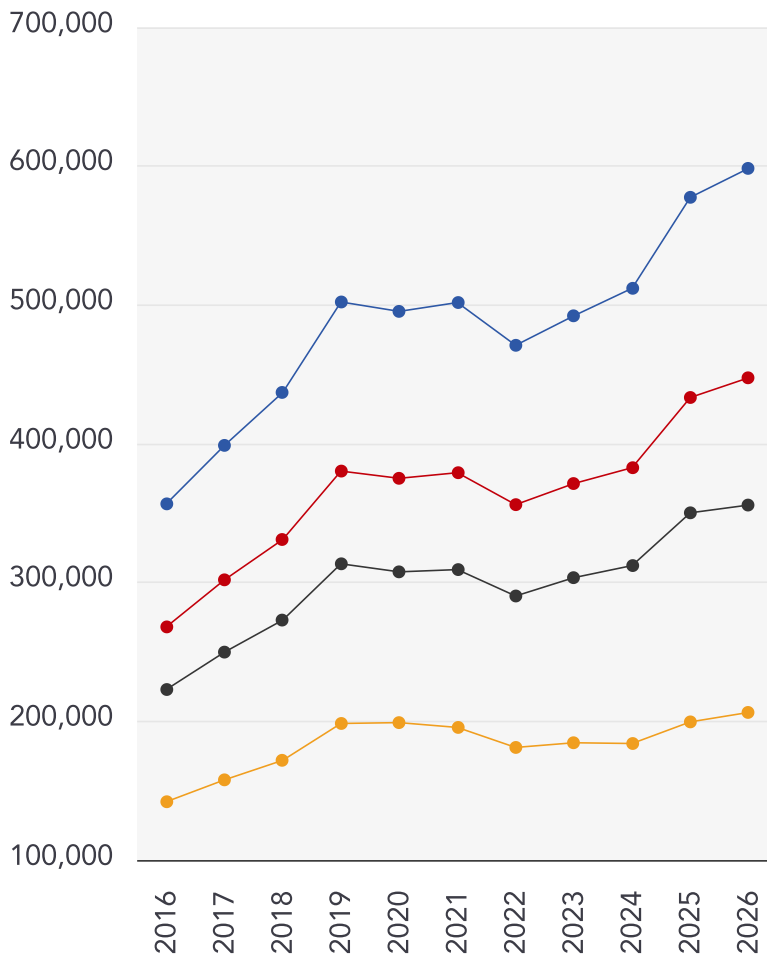
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
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:	53 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in GU47



Detached

+67.78%

Semi-Detached

+66.97%

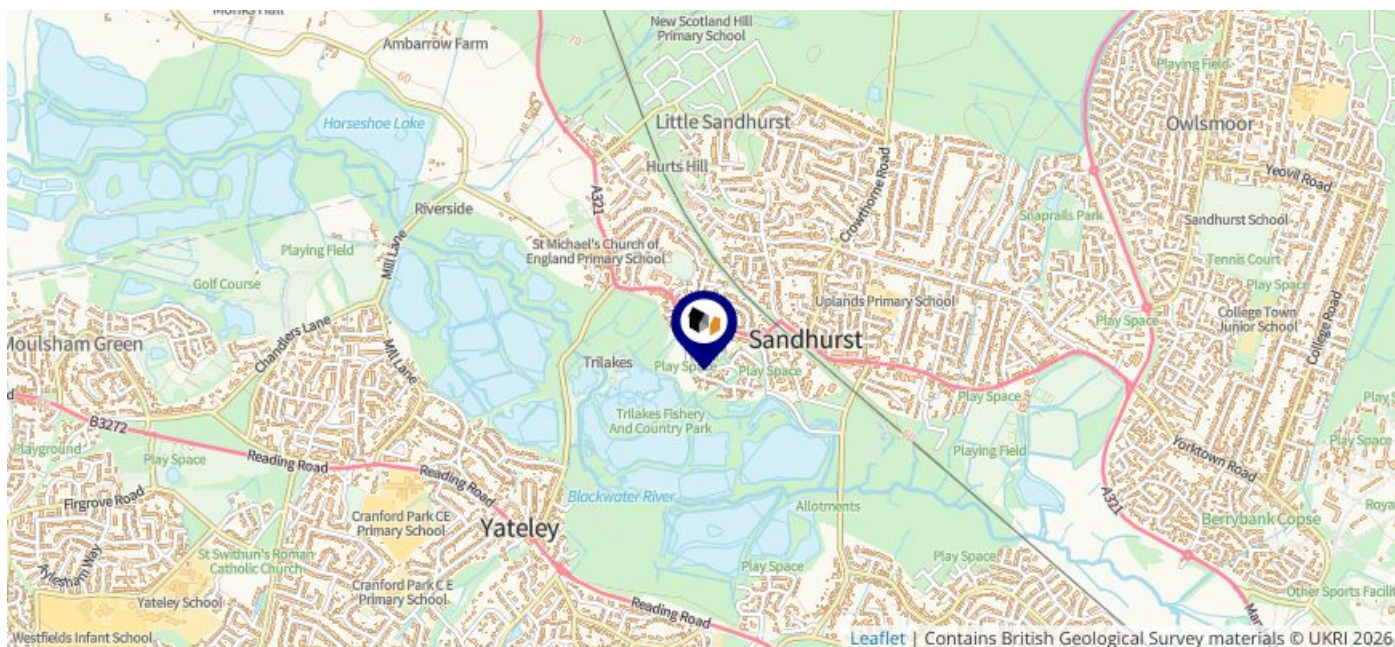
Terraced

+59.63%

Flat

+45.31%

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.

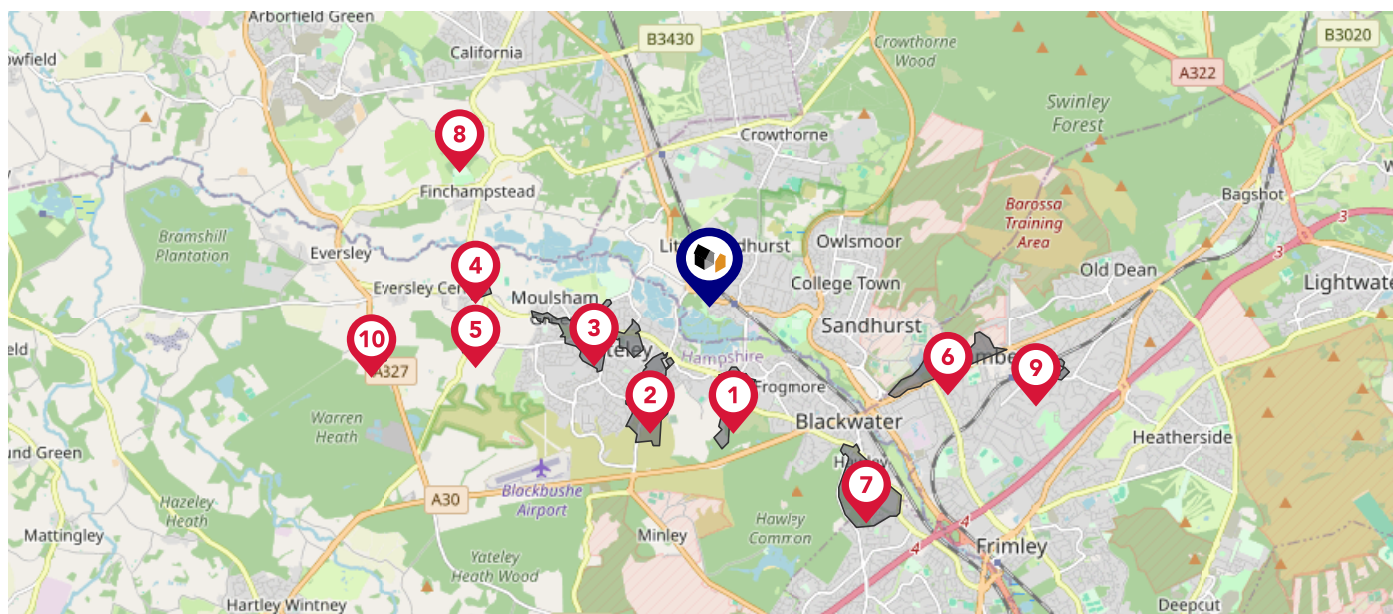
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

Darby Green Yateley

2

Cricket Hill

3

Yateley Green

4

Eversley Cross

5

Up Green

6

RMA (Former) Staff College and London Road, Camberley

7

Hawley Park and Green

8

Finchampstead Church

9

Upper Gordon Road to Church Hill, Camberley

10

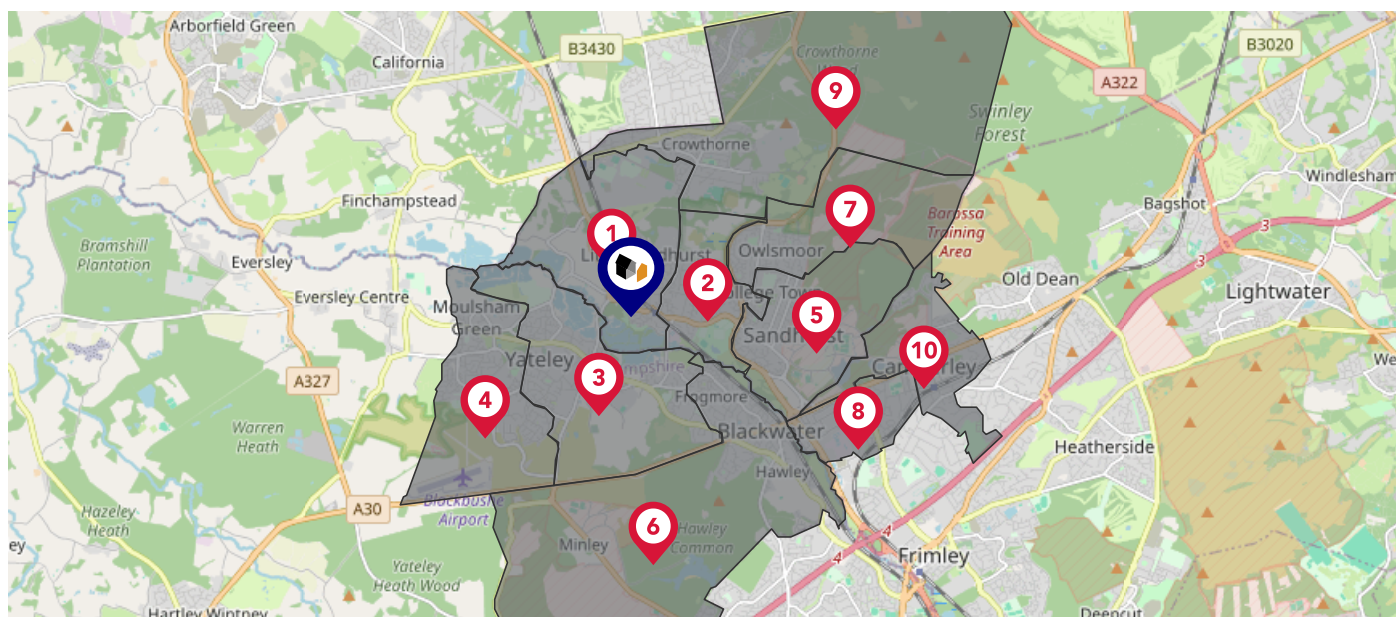
Eversley Church Farm

Maps

Council Wards

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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

Little Sandhurst and Wellington Ward

2

Central Sandhurst Ward

3

Yateley East Ward

4

Yateley West Ward

5

College Town Ward

6

Blackwater and Hawley Ward

7

Owlsmoor Ward

8

St. Michaels Ward

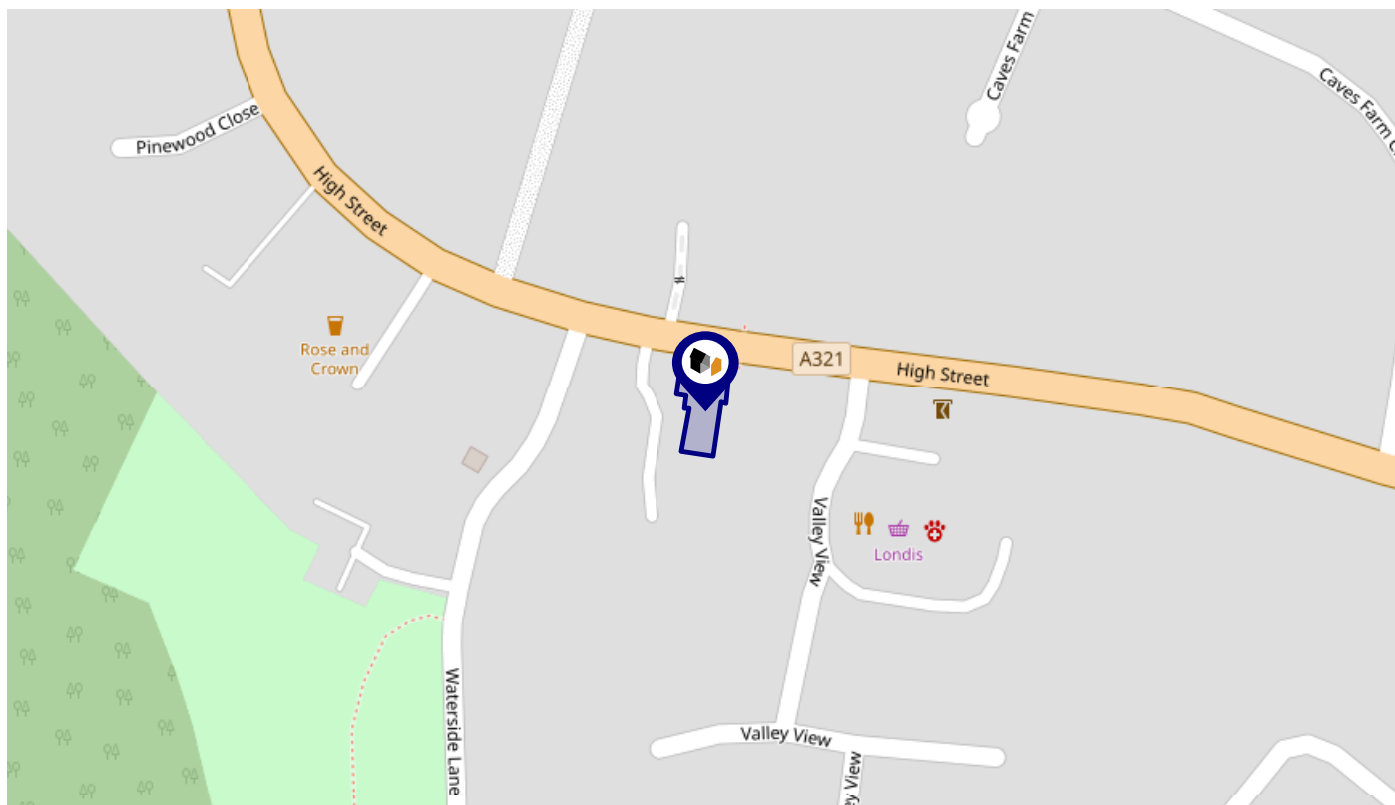
9

Crowthorne Ward

10

Town Ward

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:

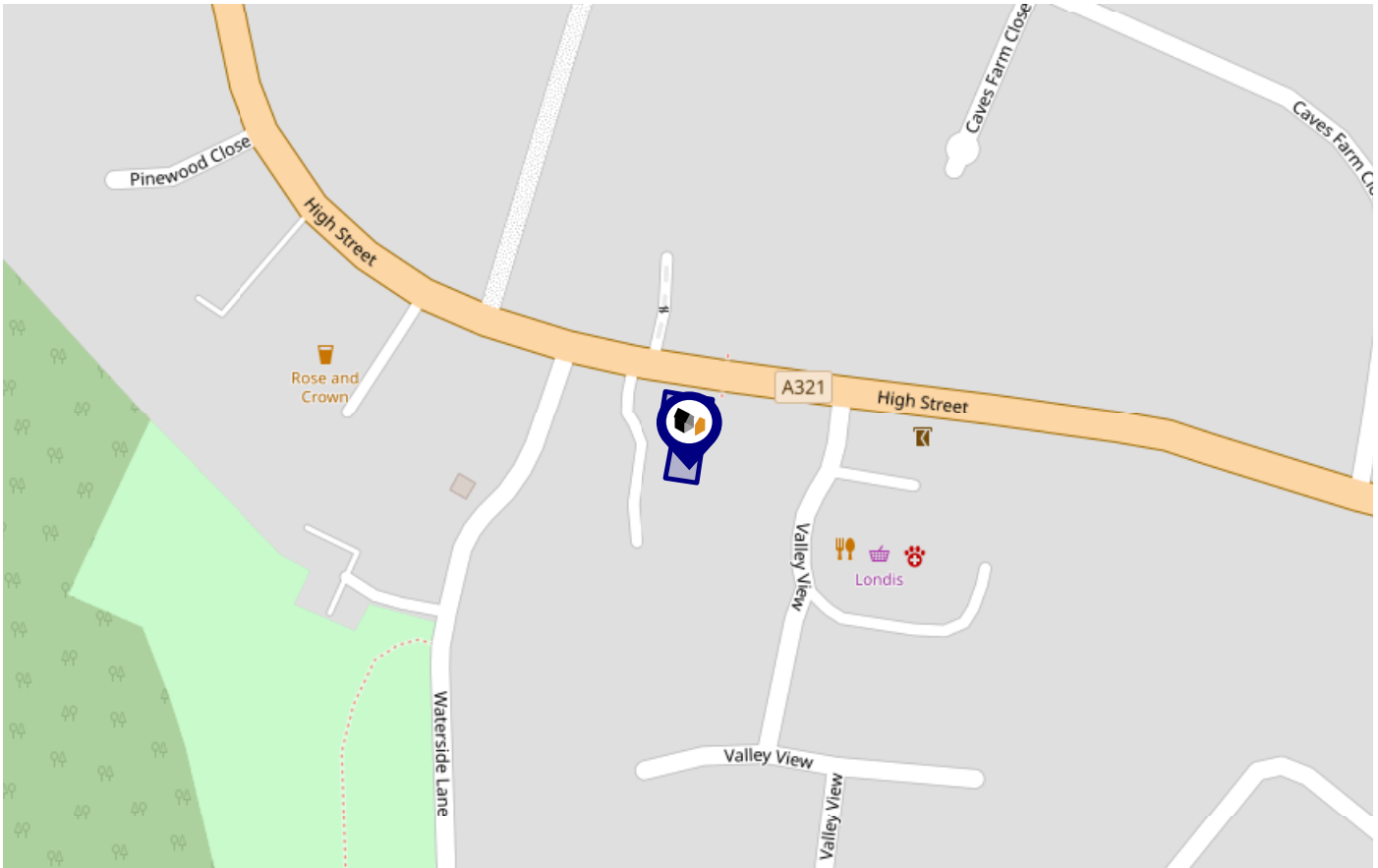
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

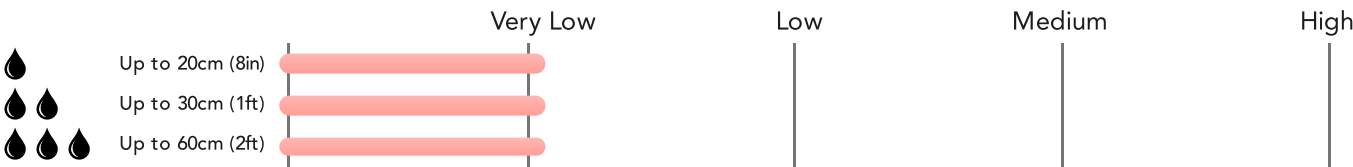


Risk Rating: Very low

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:

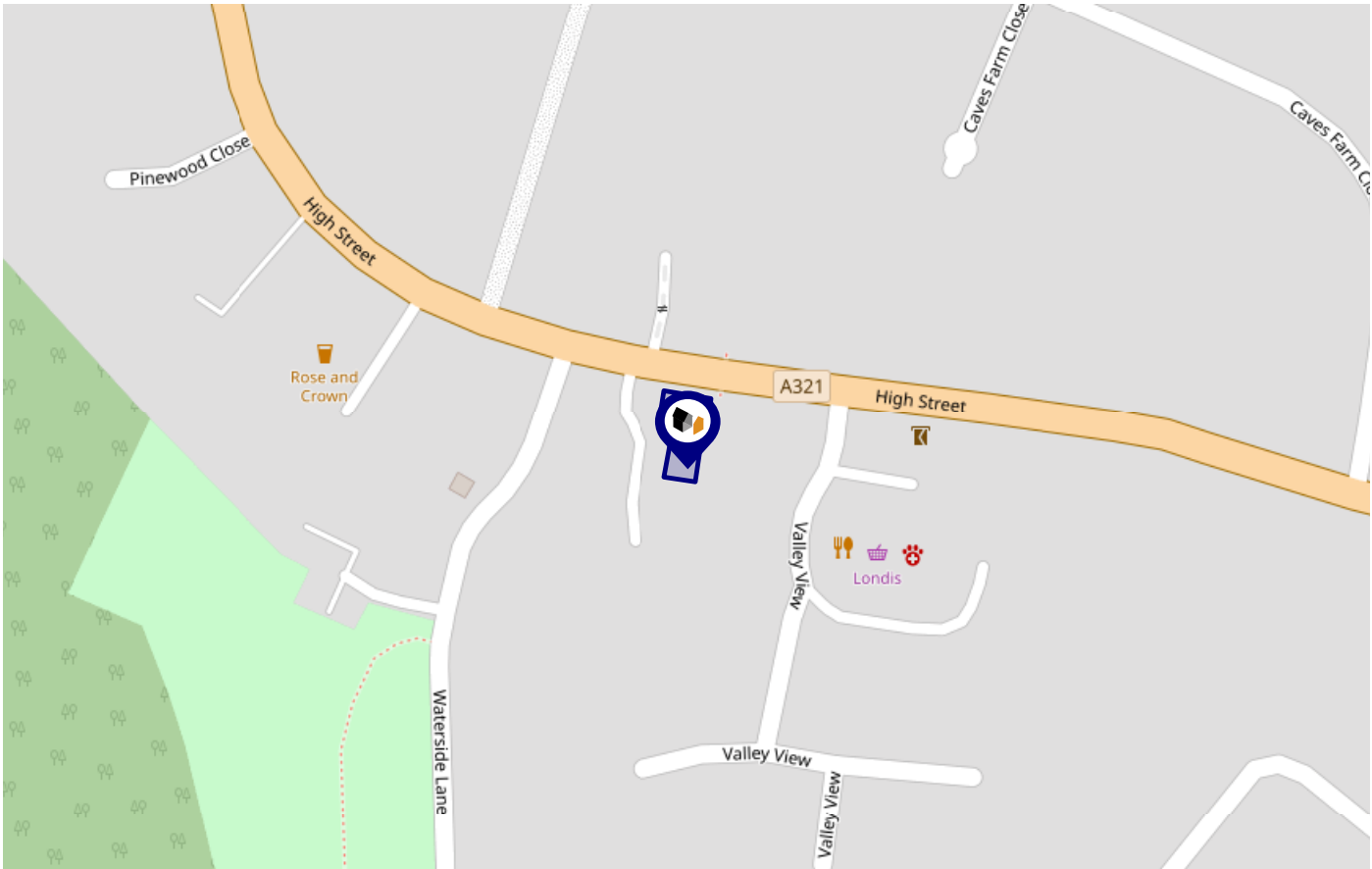


Flood Risk

Rivers & Seas - Climate Change

DY.

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.

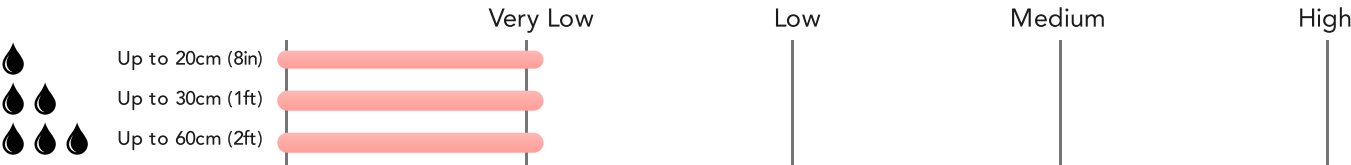


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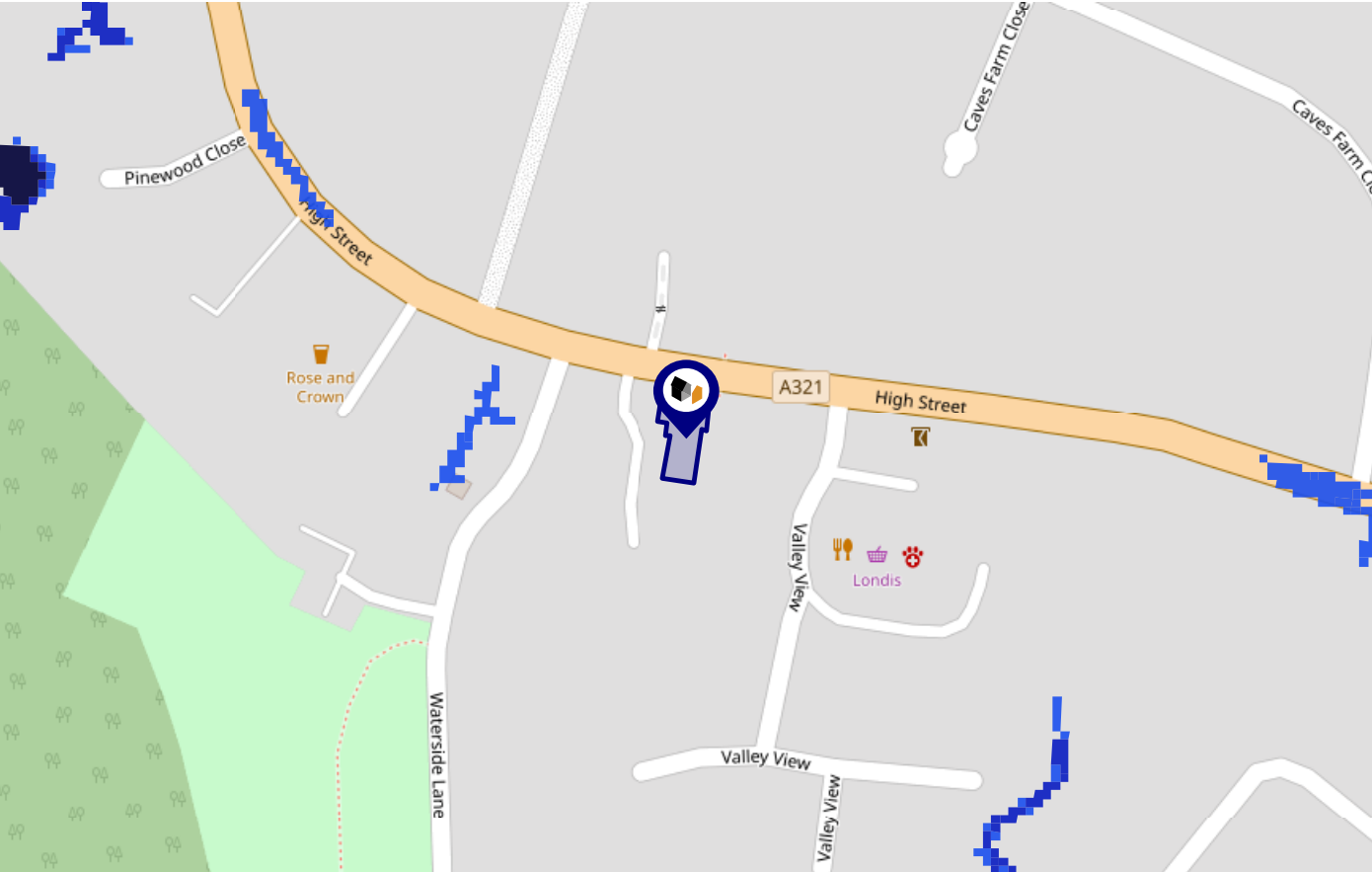


Flood Risk

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.

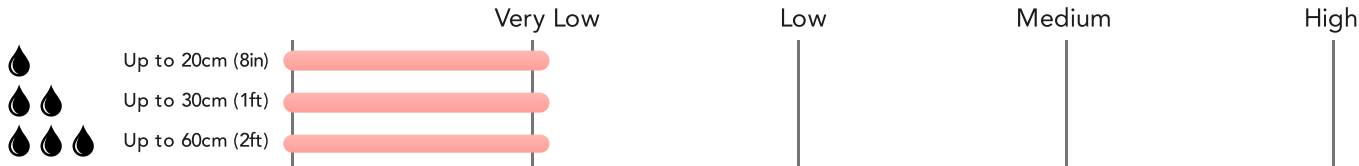


Risk Rating: Very low

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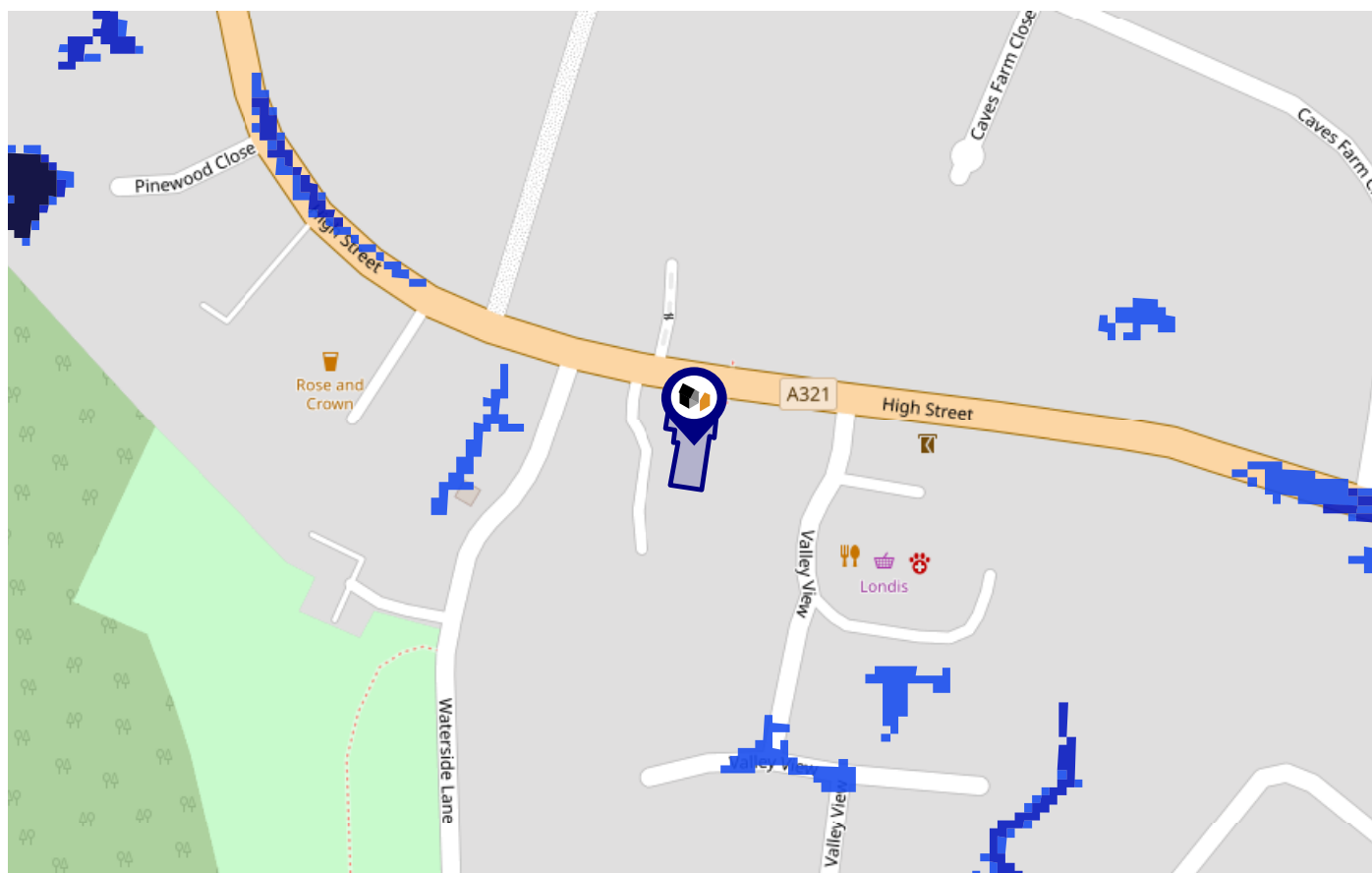


Flood Risk

Surface Water - Climate Change

DY.

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.

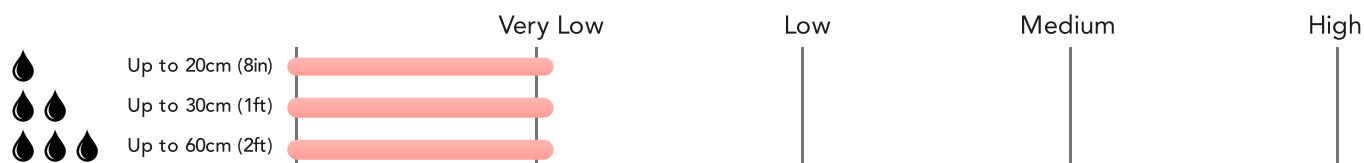


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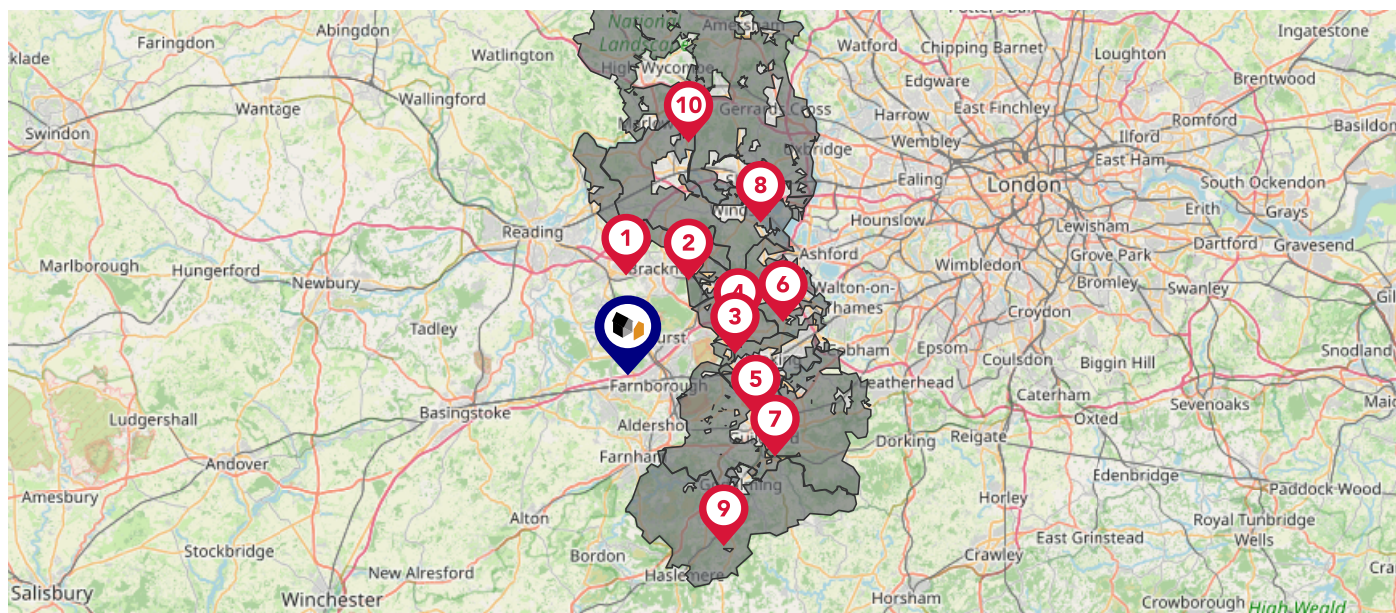


Maps

Green Belt

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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 - Surrey Heath

4

London Green Belt - Windsor and Maidenhead

5

London Green Belt - Woking

6

London Green Belt - Runnymede

7

London Green Belt - Guildford

8

London Green Belt - Slough

9

London Green Belt - Waverley

10

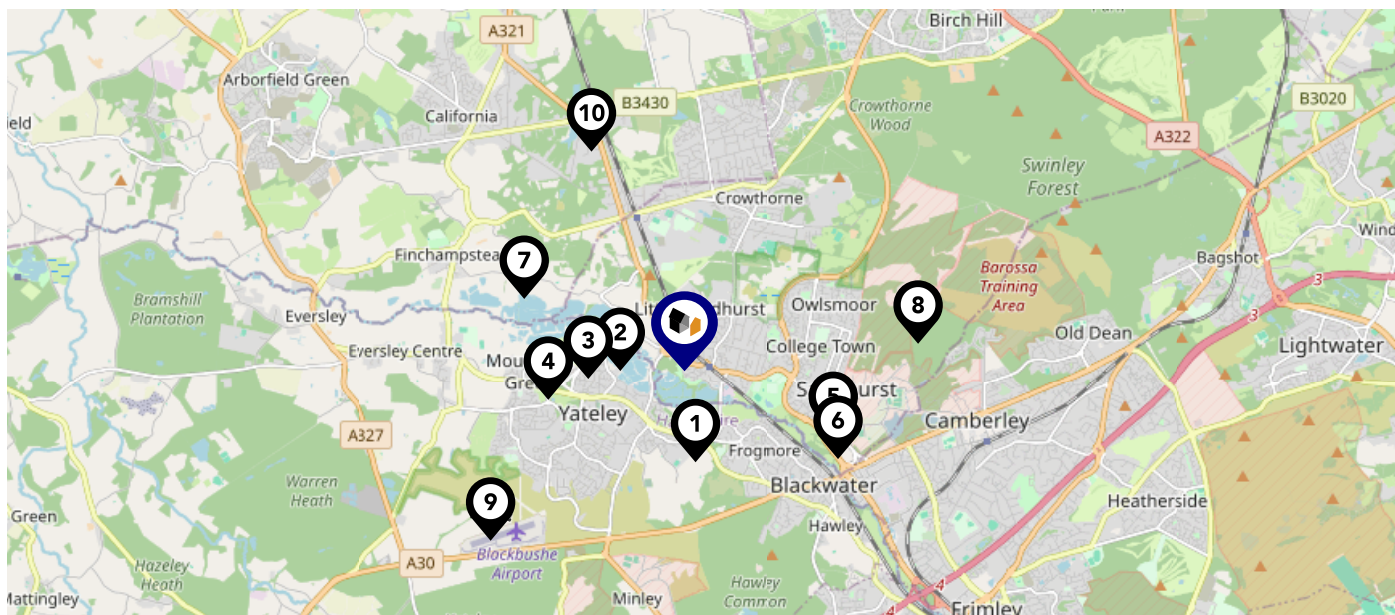
London Green Belt - Buckinghamshire

Maps

Landfill Sites

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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

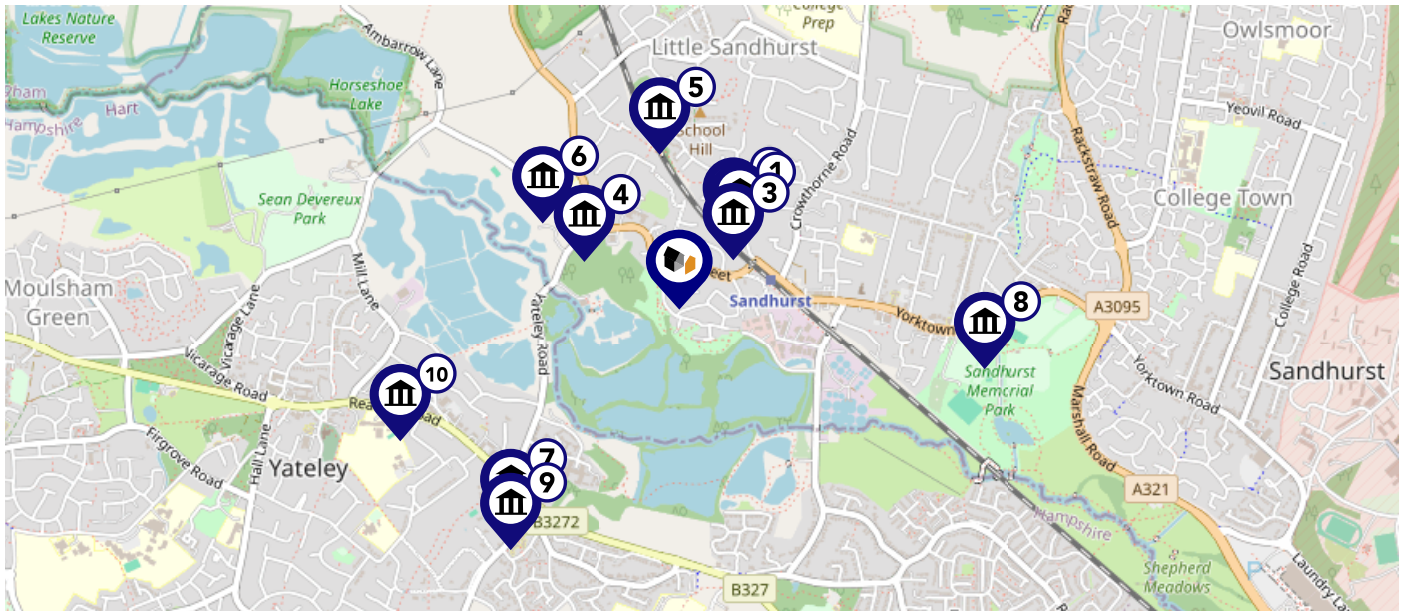
1	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	☐
2	Mill Lane-Sandhurst, Berkshire	Historic Landfill	☐
3	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	☐
4	Ives Close-Yateley	Historic Landfill	☐
5	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	☐
6	York Town Road-College Town	Historic Landfill	☐
7	Dell Road-Finchampstead	Historic Landfill	☐
8	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	☐
9	Blackbushe Airport-Yateley	Historic Landfill	☐
10	Sand Pit-Kings Bridge, Nine Mile Ride, Crowthorne, Berkshire	Historic Landfill	☐

Maps

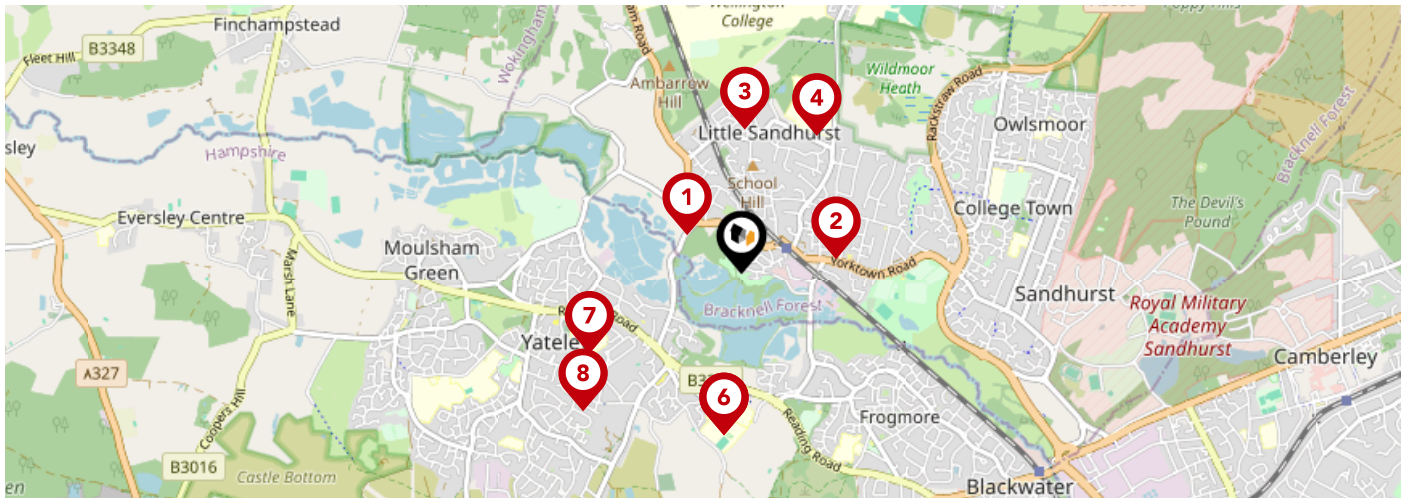
Listed Buildings

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



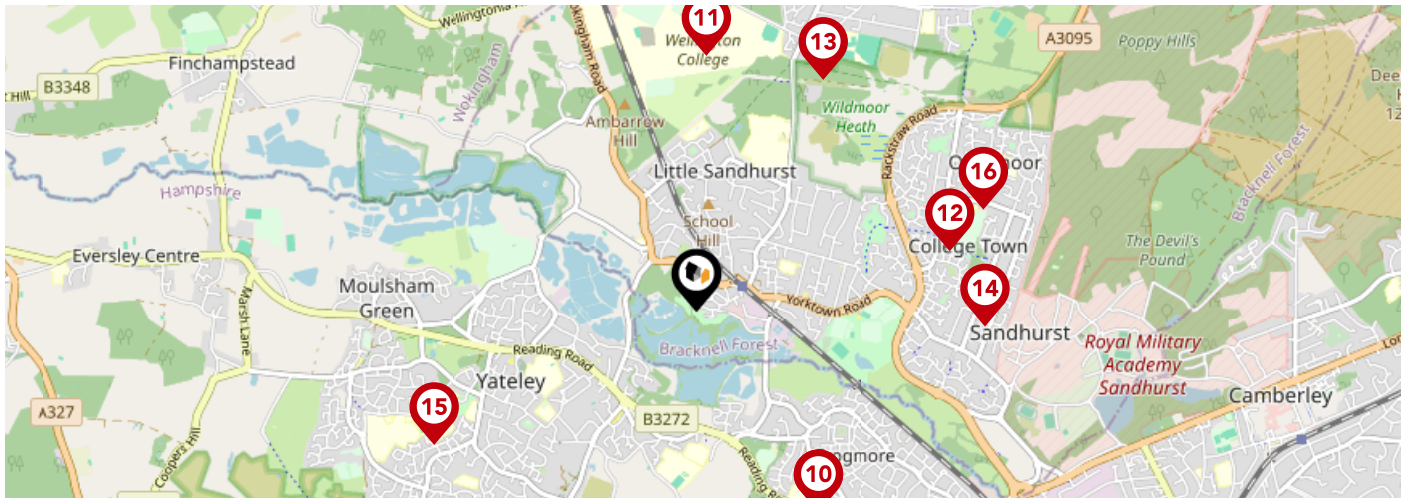
Listed Buildings in the local district	Grade	Distance
 1390386 - Dawn Cottage	Grade II	0.2 miles
 1390385 - Ancient Well	Grade II	0.2 miles
 1390387 - Old Farm Cottage	Grade II	0.2 miles
 1390362 - 109 And 111, High Street	Grade II	0.2 miles
 1390384 - Forest End House	Grade II	0.4 miles
 1390382 - Church Of St Michael	Grade II	0.4 miles
 1244751 - Corner Cottage	Grade II	0.6 miles
 1419514 - Sandhurst War Memorial, Memorial Park	Grade II	0.7 miles
 1272227 - Yateley Lodge	Grade II	0.7 miles
 1244777 - Knellers Cottage	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:0.31	☐	☒	☐	☐	☐
2	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:0.45	☐	☒	☐	☐	☐
3	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance:0.67	☐	☒	☐	☐	☐
4	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance:0.73	☐	☐	☒	☐	☐
5	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:0.75	☐	☒	☐	☐	☐
6	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:0.75	☐	☐	☒	☐	☐
7	Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance:0.8	☐	☐	☒	☐	☐
8	Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:0.97	☐	☒	☐	☐	☐

Area Schools

DY.



		Nursery	Primary	Secondary	College	Private
9	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:1.08	☐	☒	☐	☐	☐
10	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:1.08	☐	☒	☐	☐	☐
11	Wellington College Ofsted Rating: Not Rated Pupils: 1101 Distance:1.19	☐	☐	☒	☐	☐
12	Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance:1.21	☐	☐	☒	☐	☐
13	Edgbarrow School Ofsted Rating: Outstanding Pupils: 1490 Distance:1.23	☐	☐	☒	☐	☐
14	College Town Primary School Ofsted Rating: Good Pupils: 478 Distance:1.33	☐	☒	☐	☐	☐
15	Yateley School Ofsted Rating: Good Pupils: 1308 Distance:1.36	☐	☐	☒	☐	☐
16	Owlsmoor Primary School Ofsted Rating: Good Pupils: 547 Distance:1.41	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

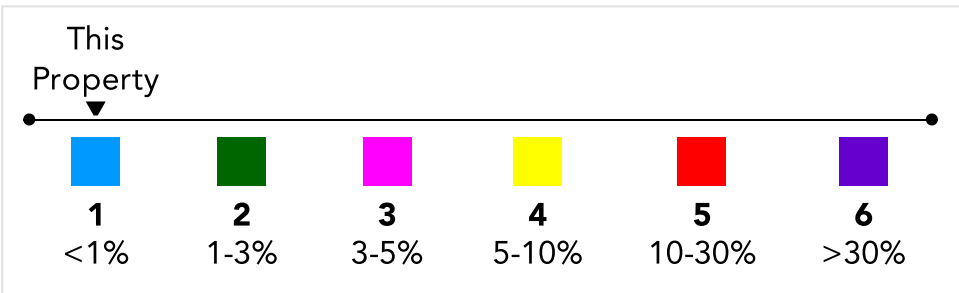
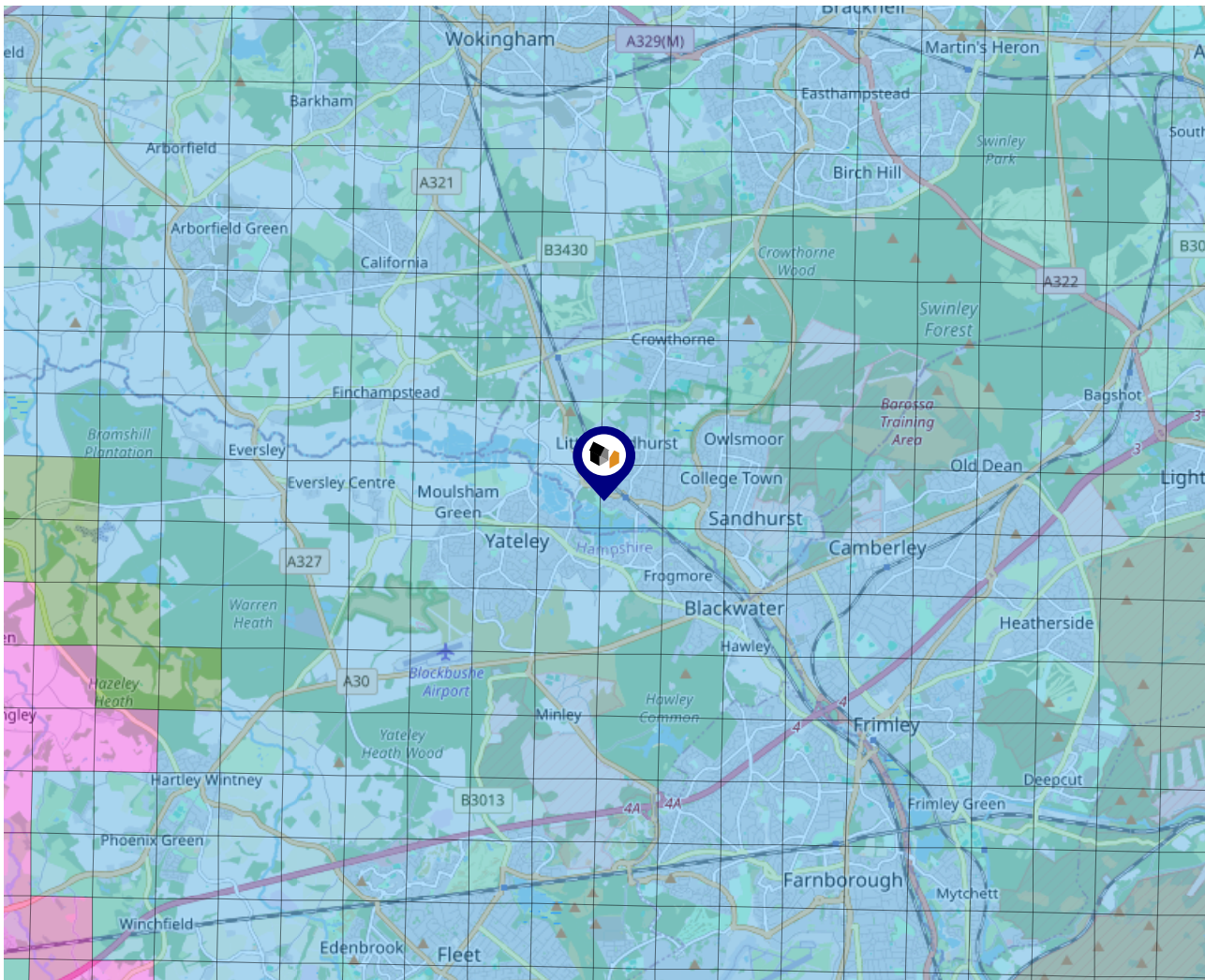
Environment

Radon Gas

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What is Radon?

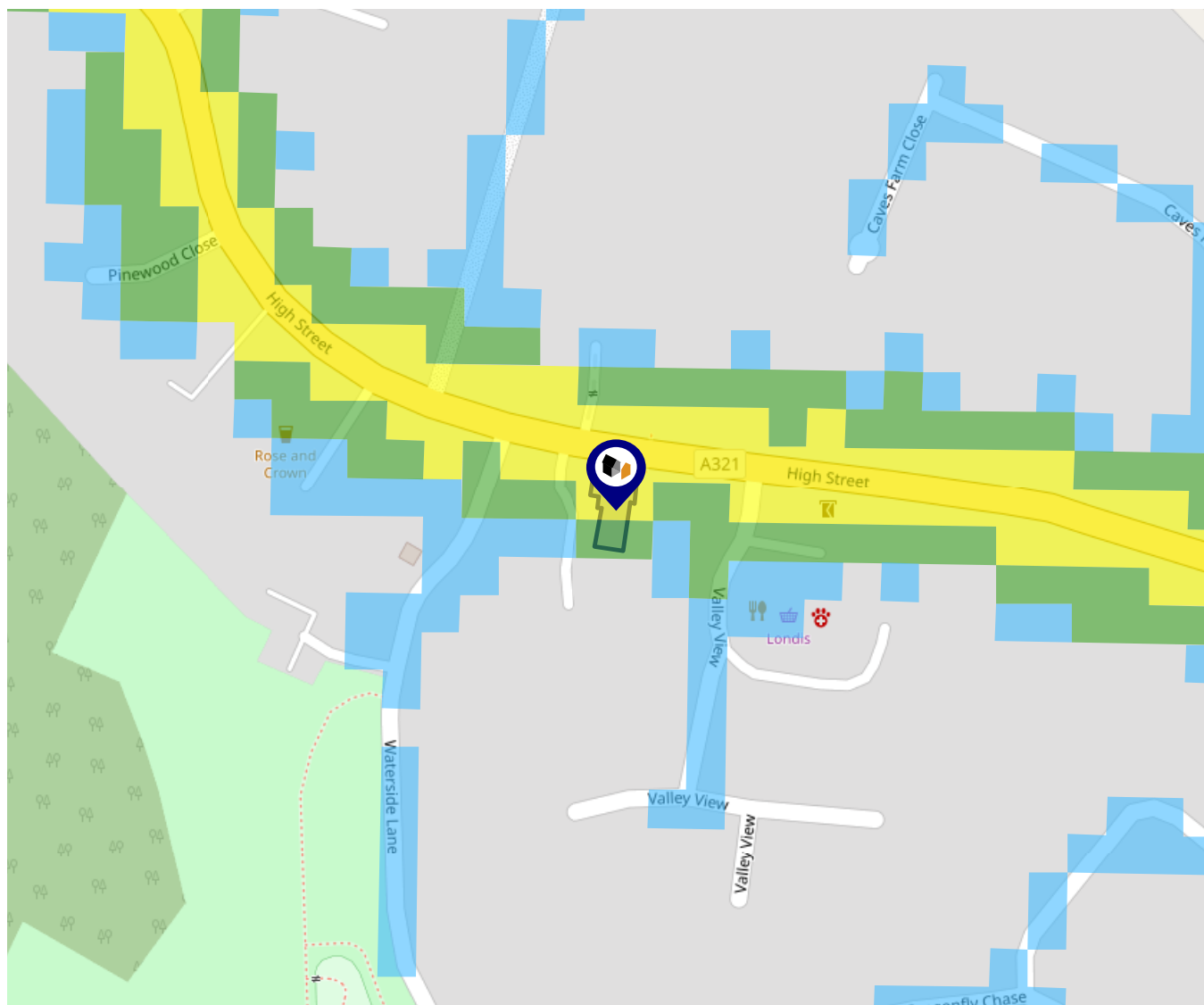
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

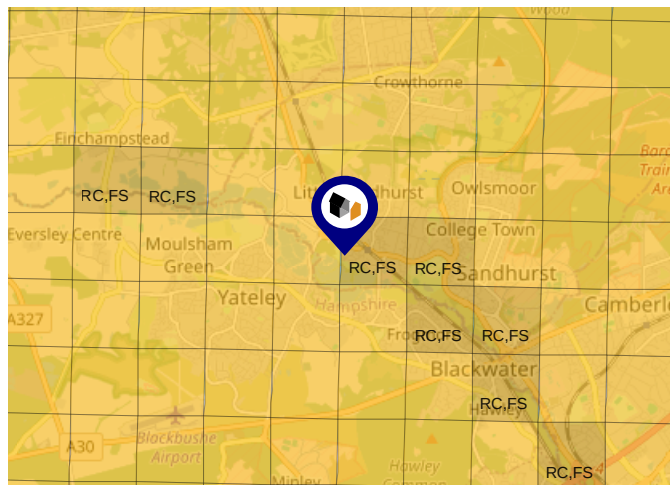
DY.



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

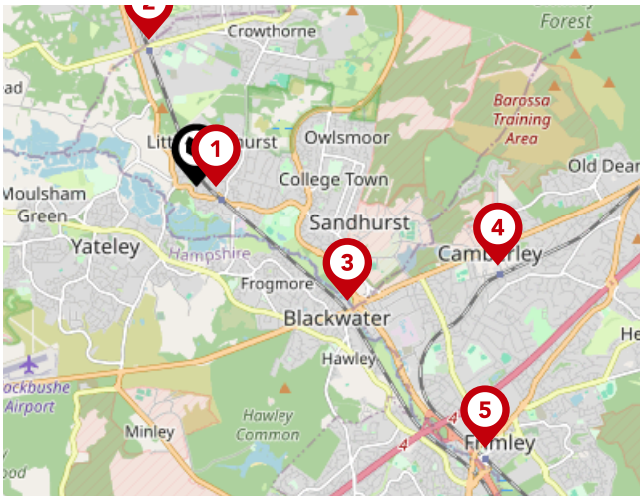


C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

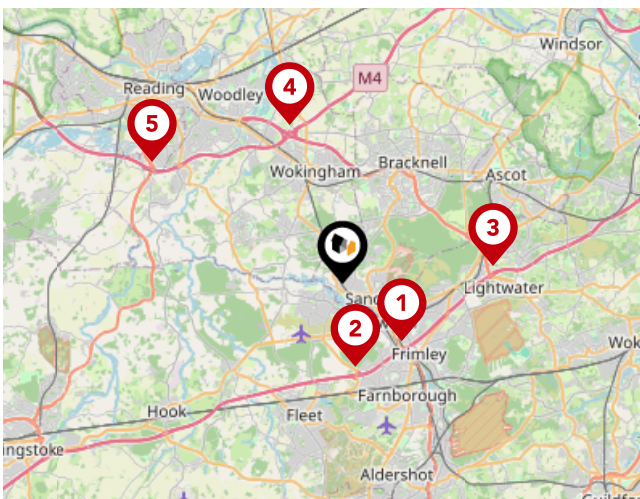
Transport (National)

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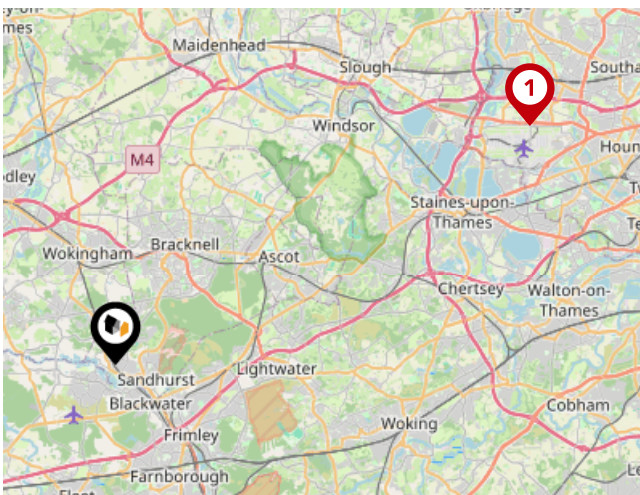
National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	0.17 miles
2	Crowthorne Rail Station	1.44 miles
3	Blackwater Rail Station	1.73 miles
4	Camberley Rail Station	2.87 miles
5	Frimley Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	3.05 miles
2	M3 J4A	3.11 miles
3	M3 J3	5.6 miles
4	M4 J10	6.17 miles
5	M4 J11	8.37 miles

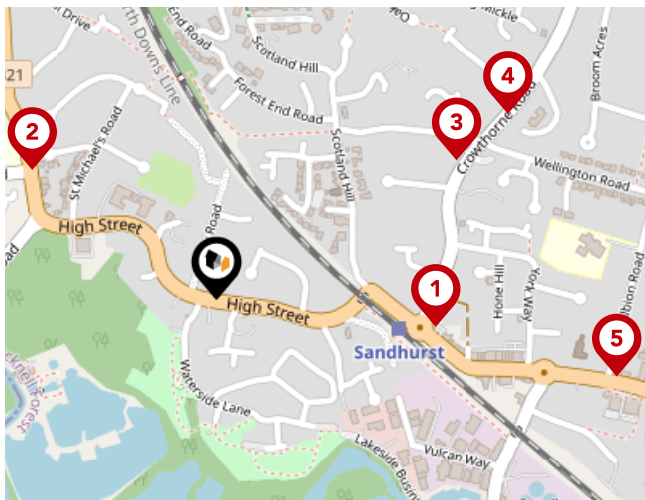


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The New Inn	0.25 miles
2	Lower Church Road	0.25 miles
3	Harts Leap Close	0.32 miles
4	Harts Leap Close	0.4 miles
5	Sandhurst Library	0.47 miles



Duncan Yeardley

We combine our strong traditional values with a progressive vision and cuttingedge technology, to ensure that we always deliver the best result for our clients.

Important - please read. These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Duncan Yeardley or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Duncan Yeardley and therefore no warranties can be given as to their good working order.

Financial Services

Established in 2001, Mortgage Required offers whole of market, professional and friendly mortgage advice to customers. We are based in the South East of England with our Head Office in Maidenhead and Mortgage Advisers located in Berkshire, Buckinghamshire, Hampshire, Essex & Surrey. Our experienced team are available to advise on all aspects of the mortgage market.

To discuss your mortgage requirements, book a free mortgage consultation with a qualified adviser on 01628 507477.



Testimonial 1



Duncan Yeardley was amazing! We had chosen them due to the MANY recommendations on Facebook from other happy sellers. We sold within a week, so we were extremely pleased about that. A HUGE thank you goes to Gina who managed the expectations of our buyers, ensuring we didn't lose them and everyone was kept in the loop. She managed our sale so perfectly and I cannot fault her or Duncan Yeardley. I would recommend them to anyone that was selling.

Testimonial 2



23 years ago I purchased my current house through Duncan Yeardley. They were outstanding back then & have been outstanding with the sale of the property, which I hand over this Friday. Things don't always go to plan in life but whenever I asked a question I always received answers or advice very quickly. Everyone I spoke to was very knowledgeable & were genuinely very keen to help. I can't fault them at all & would recommend them without any hesitation.

Testimonial 3



The Duncan Yeardley team look after you all the way through. They are compassionate & hard working. Gina especially I owe huge thanks to for being in my corner & looking after me so well. Judy, Lucy, Mandy & girls were always there to help too. Can't recommend them enough.
Gill



/duncan.yeardley.estate.agent



/DuncanYeardley



/duncanyeardley

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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