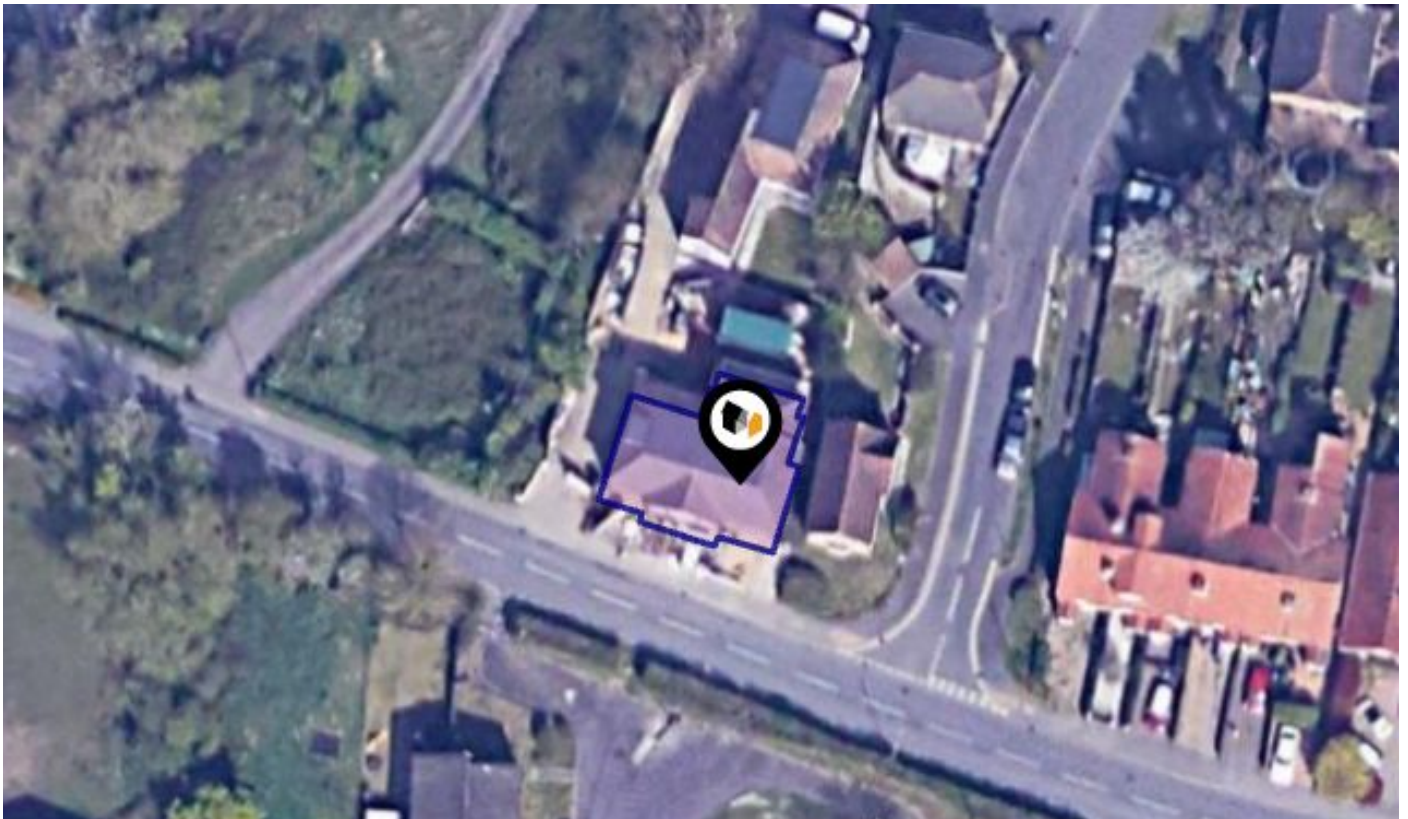




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 23rd January 2025



**APARTMENT 2, THE BEECHES, DEDWORTH ROAD,
WINDSOR, SL4 4LH**

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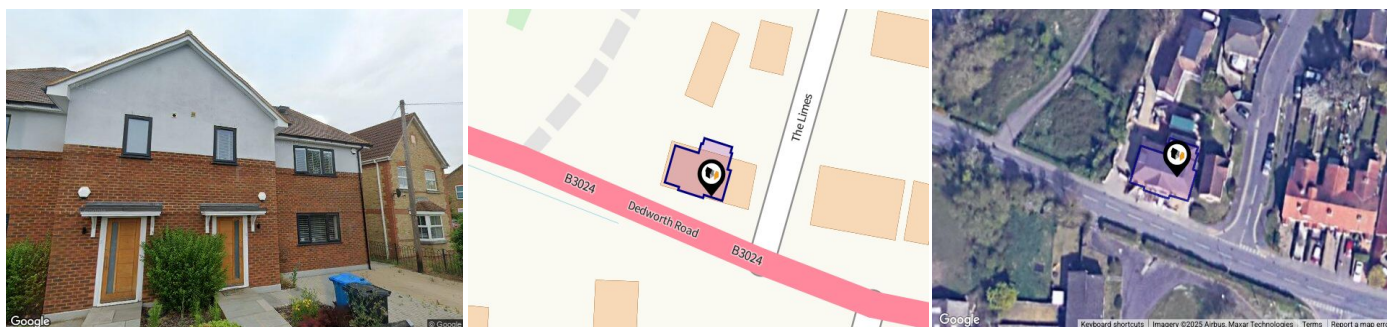
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	25/10/2022
Bedrooms:	2	Last Sold Price:	£290,000
Floor Area:	559 ft ² / 52 m ²	Last Sold £/ft²:	£518
Plot Area:	0.04 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	24/10/2022
Annual Estimate:	£1,497	End Date:	01/01/2145
Title Number:	BK524896	Lease Term:	125 years from and including 1 January 2020
UPRN:	10012336894	Term Remaining:	120 years

Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	No
Flood Risk:	No Risk
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



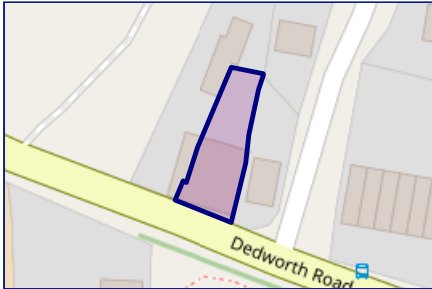
Satellite/Fibre TV Availability:



Property Multiple Title Plans

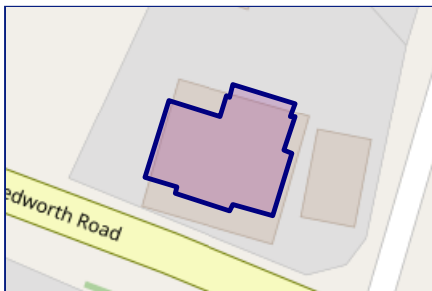
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Freehold Title Plan



BK21149

Leasehold Title Plan



BK524896

Start Date: 24/10/2022
End Date: 01/01/2145
Lease Term: 125 years from and including 1 January 2020
Term Remaining: 120 years

Property EPC - Certificate

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Apartment 2 The Beeches, Dedworth Road, WINDSOR,
SL4 4LH

Energy rating

C

Valid until 27.01.2031

Certificate number
2589-3001-7309-7519-3204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

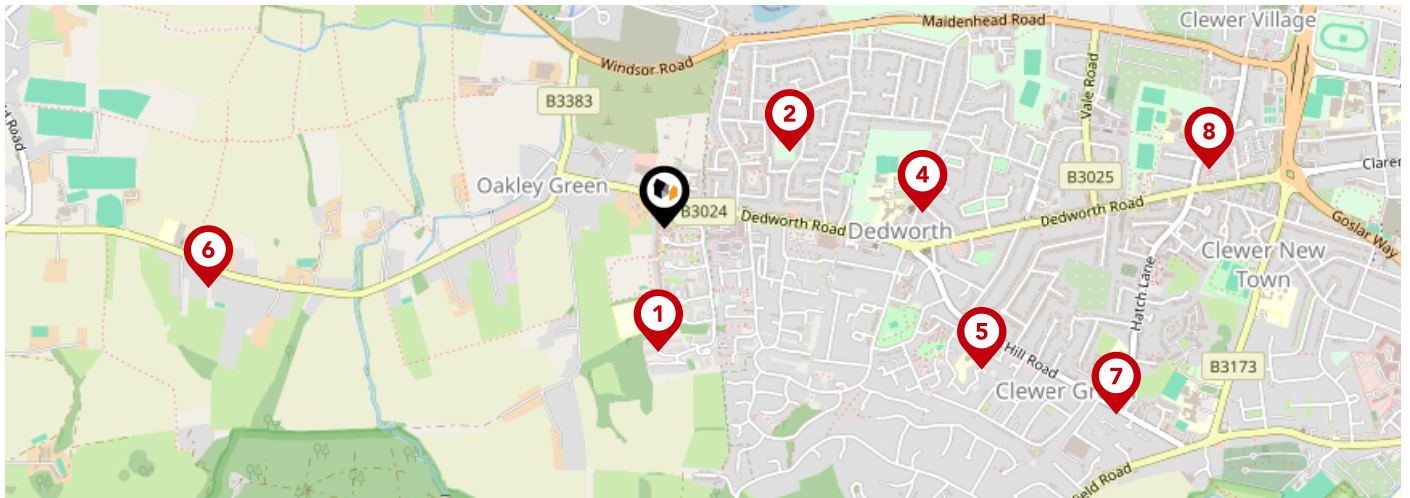
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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Average thermal transmittance 0.21 W/m ² K
Walls Energy:	Very good
Roof:	(other premises above)
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.10 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 5.0 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	52 m ²

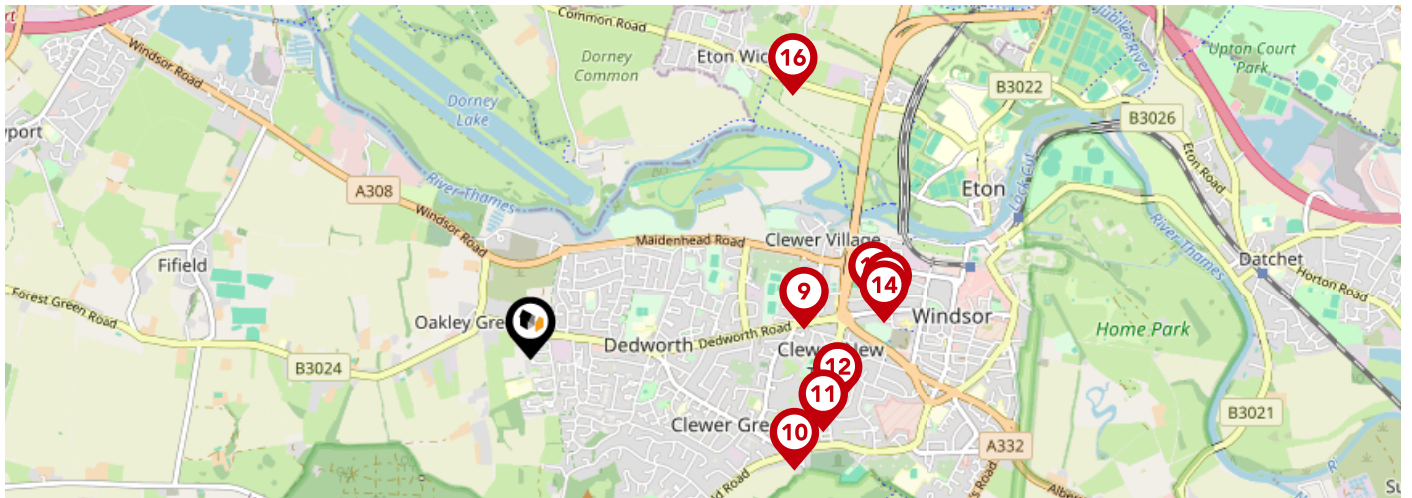
Area Schools









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	Nursery	Primary	Secondary	College	Private
1 Alexander First School Ofsted Rating: Good Pupils: 93 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Homer First School and Nursery Ofsted Rating: Good Pupils: 213 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Dedworth Green First School Ofsted Rating: Good Pupils: 171 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Dedworth Middle School Ofsted Rating: Good Pupils: 552 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hilltop First School Ofsted Rating: Good Pupils: 221 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Braywood CofE First School Ofsted Rating: Good Pupils: 120 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Clewer Green CofE First School Ofsted Rating: Good Pupils: 254 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Edward's Catholic First School Ofsted Rating: Good Pupils: 277 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

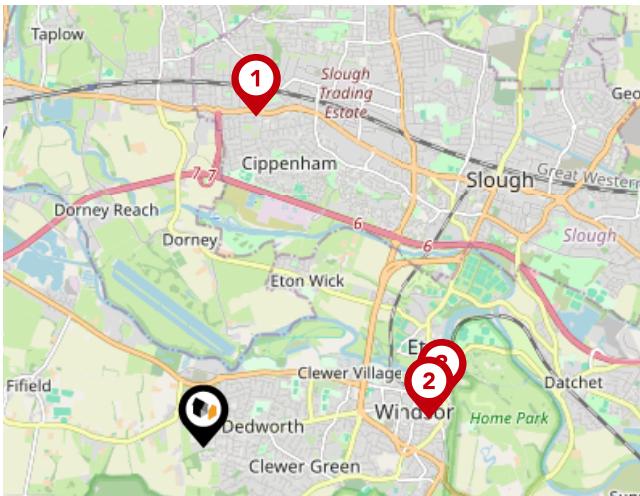


		Nursery	Primary	Secondary	College	Private
	St Edward's Royal Free Ecumenical Middle School, Windsor Ofsted Rating: Good Pupils: 483 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windsor Girls' School Ofsted Rating: Outstanding Pupils: 810 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lawns Nursery School Ofsted Rating: Outstanding Pupils: 143 Distance:1.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakfield First School Ofsted Rating: Good Pupils: 276 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Windsor Boys' School Ofsted Rating: Good Pupils: 966 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Green Room School Ofsted Rating: Outstanding Pupils: 52 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity St Stephen CofE Aided First School Ofsted Rating: Good Pupils: 138 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eton Wick CofE First School Ofsted Rating: Good Pupils: 108 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

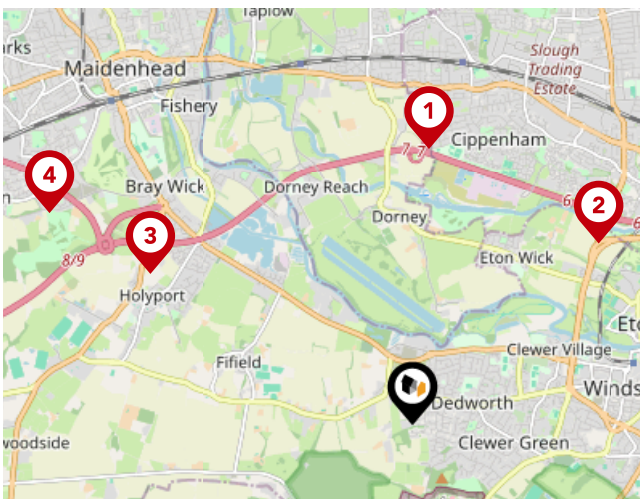
Transport (National)

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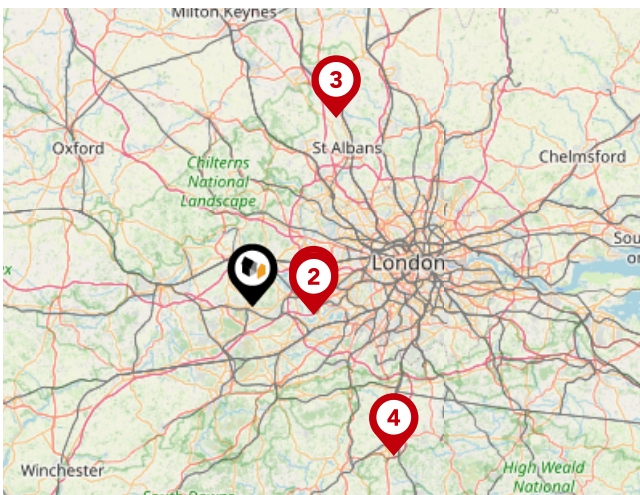
National Rail Stations

Pin	Name	Distance
1	Burnham (Berks) Rail Station	3.1 miles
2	Windsor & Eton Central Rail Station	2.1 miles
3	Windsor & Eton Riverside Rail Station	2.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J7	2.55 miles
2	M4 J6	2.39 miles
3	M4 J8	2.81 miles
4	A404(M) J9A	3.89 miles
5	A404(M) J9	5.35 miles

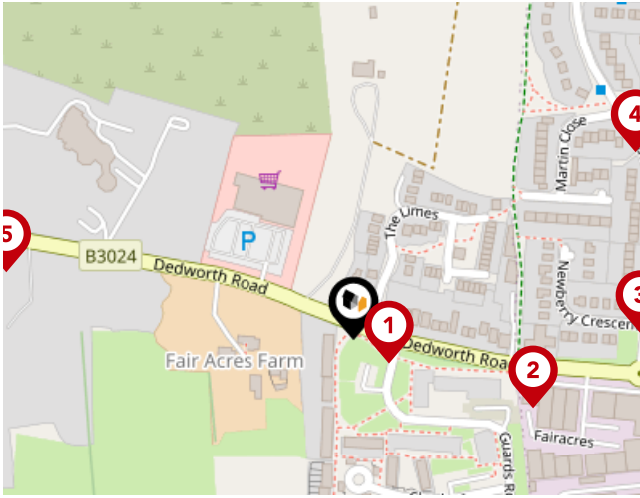


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	8.83 miles
2	Heathrow Airport Terminal 4	9.14 miles
3	Luton Airport	30.24 miles
4	Gatwick Airport	30.32 miles

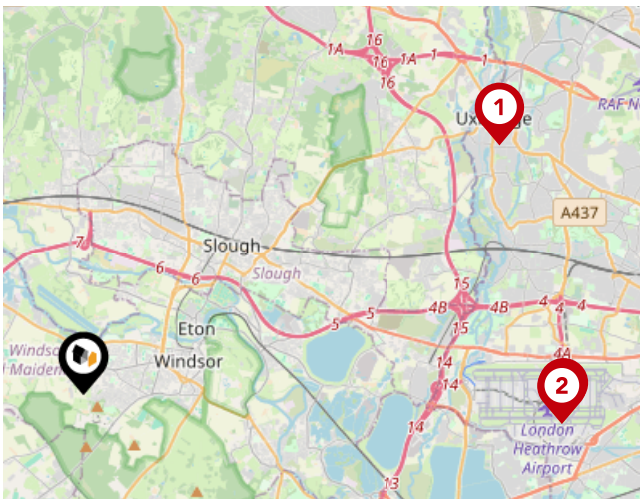
Area

Transport (Local)



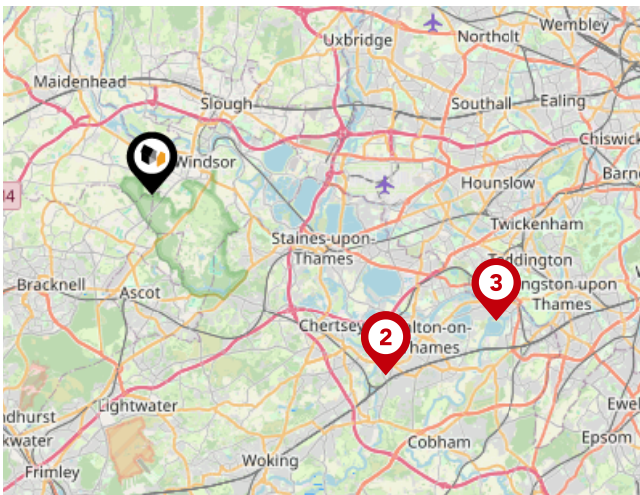
Bus Stops/Stations

Pin	Name	Distance
1	Guards Road	0.02 miles
2	Guards Road	0.11 miles
3	Holly Crescent	0.17 miles
4	Martin Close	0.2 miles
5	The Greene Oak	0.2 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Underground Station	8.97 miles
2	Heathrow Terminals 1-2-3 Underground Station	8.87 miles
3	Heathrow Terminals 2 & 3 Underground Station	8.88 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	10.93 miles
2	Weybridge Ferry Landing	10.99 miles
3	Moulsey - Hurst Park Ferry Landing	13.54 miles

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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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