



Development GDV

10 July 2024

Postcode: RG18 4JS

GIA 4251 sqft

Finish quality: premium

2-bed at: 3

3-bed at: 2

SALE VALUATION

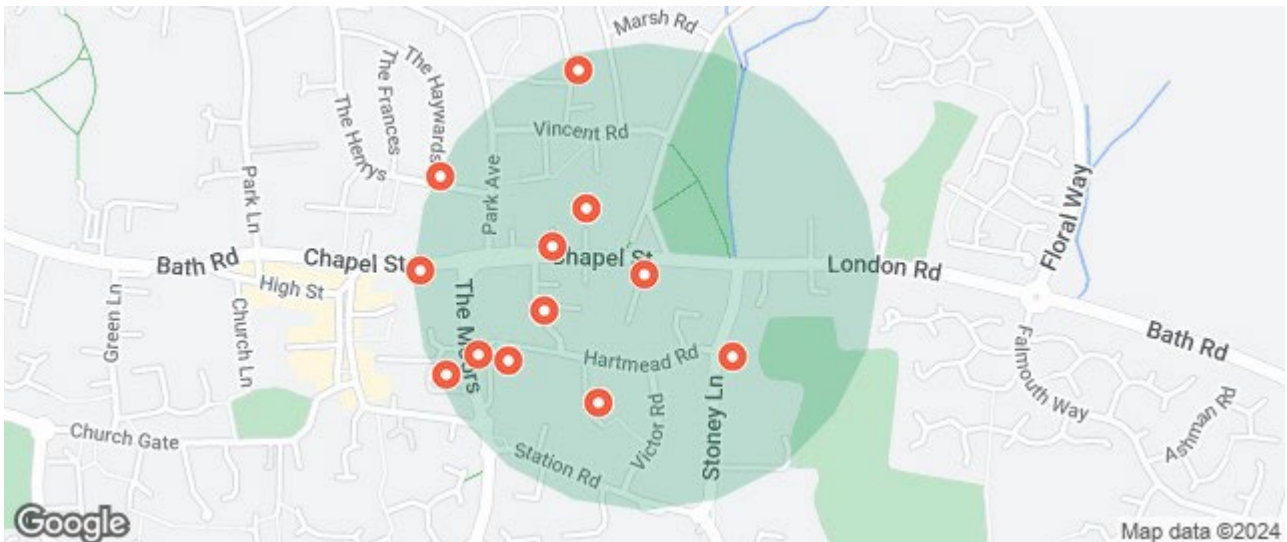
£1,675,000

+/- £115,000

RENTAL VALUATION

Not available

In the last 18 months the average sold £/sqft in a 0.21mi radius was **£366/sqft**:



Date	Address	Sqft	£/sqft	Price	Dist
2023 07 28	55, Chapel Street, RG18 4JS	2,067	£266	£550,000	0.00
2023 03 01	9, St Thomas Court, RG18 4QJ	398	£420	£167,000	0.08
2023 05 30	25, St Thomas Court, RG18 4QJ	538	£316	£170,000	0.08

2024 03 12	40, Coombe Court, RG19 4JR	850	£300	£255,000	0.09
2023 08 29	3, Coombe Court, RG19 4JR	753	£349	£263,000	0.09
2023 02 28	9, Coombe Court, RG19 4JR	743	£390	£290,000	0.09
Date	Address	Sqft	£/sqft	Price	Dist
2023 07 03	82, Chapel Street, RG18 4QN	850	£371	£315,000	0.09
2023 10 20	22, Coombe Court, RG19 4JR	1,119	£340	£380,000	0.09
2024 01 25	7, Domoney Close, RG19 4DY	517	£416	£215,000	0.11
2023 12 14	9, The Hollands, RG19 4LU	689	£319	£220,000	0.12
2023 09 14	3, The Hollands, RG19 4LU	840	£357	£300,000	0.12
2024 05 07	5, Adwood Court, RG19 4ES	388	£451	£175,000	0.15
2024 03 01	18, Adwood Court, RG19 4ES	506	£366	£185,000	0.15
2023 11 17	10a, Turn elds, RG19 4PT	764	£452	£345,000	0.17
2023 05 22	2, Mount Road, RG18 4LA	624	£248	£155,000	0.20
2023 06 30	3, Chapel Street, RG18 4JP	721	£270	£195,000	0.20
2023 05 31	Flat 12, Turner Place, The Moors, RG19 4AT	603	£431	£260,000	0.20
2023 05 10	Flat 31, Turner Place, The Moors, RG19 4AT	614	£484	£297,000	0.20
2023 12 14	17, The Henrys, RG18 4LR	764	£453	£346,000	0.21
2023 06 06	19, The Henrys, RG18 4LR	1,152	£328	£377,500	0.21

The average asking price of 2-bedroom flats in a 1.96mi radius is **£192,000**.

The average asking rent of 2 bedroom flats in a 2.22mi radius is **£1,183pm**.

The average asking price of 3-bedroom flats in a 11.73 mi radius is **£442,000**.

The area is an urban city and town, the internet speed is 30+ Mbps bre, and the good risk is **very low (<0.1% pa)**.

Valuations are strictly estimates only and you should use them on that basis. Our Automated The valuation Model analyses prices for equivalent properties sold or sold in the area. These properties may differ in ways that we do not or cannot consider. Valuations are subjective and based on market forces, which may change. Valuations must not be used for property sale,

purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before deciding whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffer due to relying on the valuations. This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.

This valuation was generated on 2024 07 10 with Sleek Direct