

Site: Atterbury Gardens, Caversham
Date of report: 17th March 2025



Plot	Plot Type	Storey	Beds	Sq.Ft	Value	£ sqft
1	Detached	2	4	1528	£680,000	£445
2	Detached	2	3	1259	£550,000	£437
3	Detached	2	3	1259	£550,000	£437
4	Detached	2	5	1959	£890,000	£454
TOTAL				6,005	£2,670,000	£445

Our views on price are not a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional standards PS 1 and PS 2 of the RICS Valuation - Professional Standards (PS 1.5 - VPS 1-5 exceptions), effective from 1st July 2017.

Any advice attached is not a formal ("Red Book") valuation and neither Haslams Estate Agents nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such.

General assumptions - For Sale

1. Each property has a good specification/finish appropriate to the local market
2. An appropriate marketing campaign is conducted
3. The pricing is driven by dimensions and unit sizes provided by the client, whether the properties are off-plan or as-built.
Where dimensions are not provided, these prices assume appropriate density and adequate plot sizes
4. All property is either freehold/long leasehold apartments, with a reasonable management company arrangement and market-standard service charges
5. Each property has a market accepted 10-year guarantee