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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



**9 NORTH COURT, UPPER CHARLES STREET, CAMBERLEY,
GU15 3GX**

Avocado Property

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www.avocadopropertyagents.co.uk



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Property Overview



Property

| | | | |
|-------------------------|---|------------------------------------|----------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 18/08/2017 |
| Bedrooms: | 2 | Last Sold Price: | £132,500 |
| Floor Area: | 699 ft ² / 65 m ² | Last Sold £/ft²: | £189 |
| Plot Area: | 5.31 acres | Tenure: | Leasehold |
| Council Tax : | Band D | Start Date: | 03/08/2009 |
| Annual Estimate: | £2,356 | End Date: | 01/07/2131 |
| Title Number: | SY755361 | Lease Term: | 125 years from 1 July 2006 |
| UPRN: | 10002678922 | Term Remaining: | 107 years |

Local Area

| | |
|---------------------------|---------|
| Local Authority: | Surrey |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Low |

Satellite/Fibre TV Availability:



Property EPC - Certificate



9 North Court Upper Charles Street CAMBERLEY GU15 3GX

Energy rating

B

Valid until 24.04.2033

Certificate number
0537-6224-9200-0005-6226

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

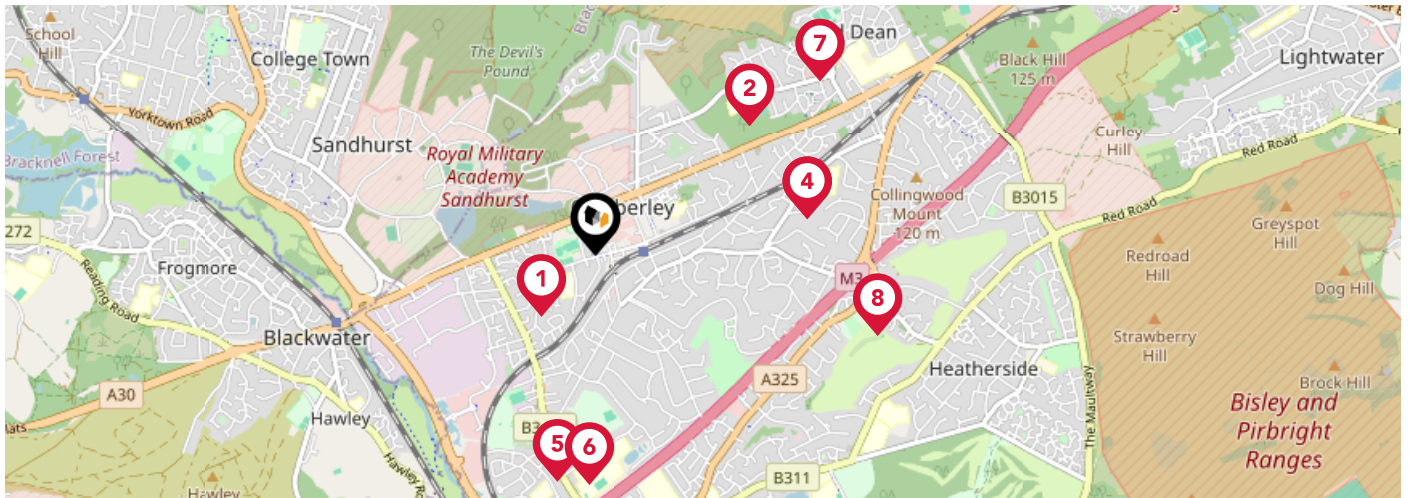
EPC - Additional Data



Additional EPC Data

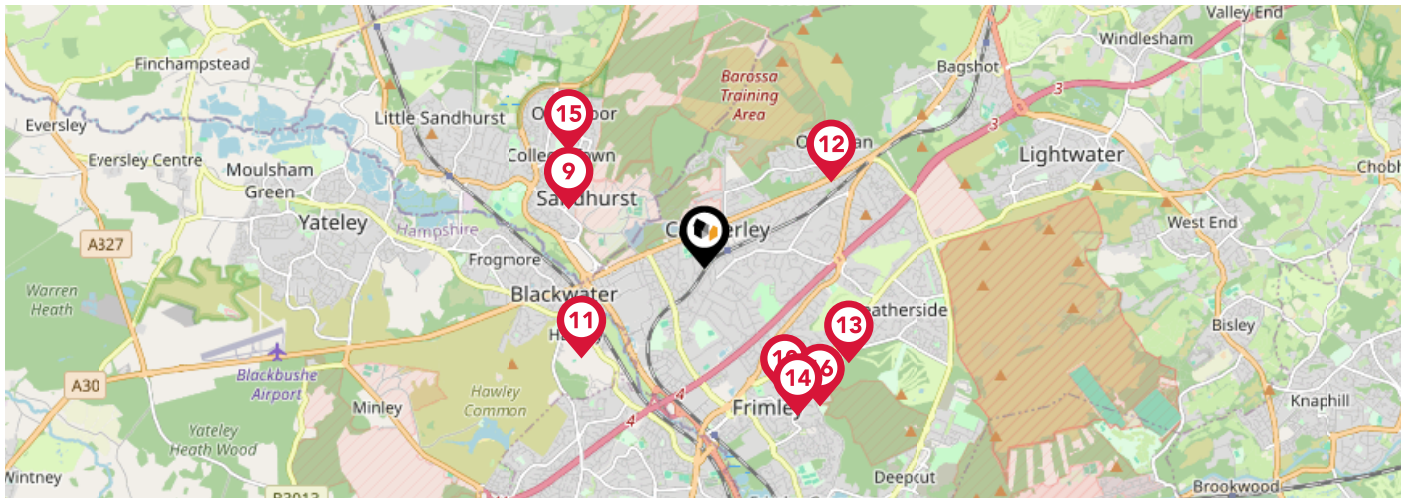
| | |
|-------------------------------------|---|
| Property Type: | Mid-floor flat |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | System built as built insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Room heaters electric |
| Main Heating Controls: | Programmer and appliance thermostats |
| Hot Water System: | Electric immersion off |
| Hot Water Energy Efficiency: | Peak |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 65 m ² |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Lyndhurst School Ofsted Rating: Not Rated Pupils: 125 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lorraine Infant School Ofsted Rating: Good Pupils: 114 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Crawley Ridge Junior School Ofsted Rating: Good Pupils: 244 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Crawley Ridge Infant School Ofsted Rating: Outstanding Pupils: 174 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 687 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Kings International College Ofsted Rating: Good Pupils: 671 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cordwalles Junior School Ofsted Rating: Good Pupils: 211 Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Prior Heath Infant School Ofsted Rating: Good Pupils: 179 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

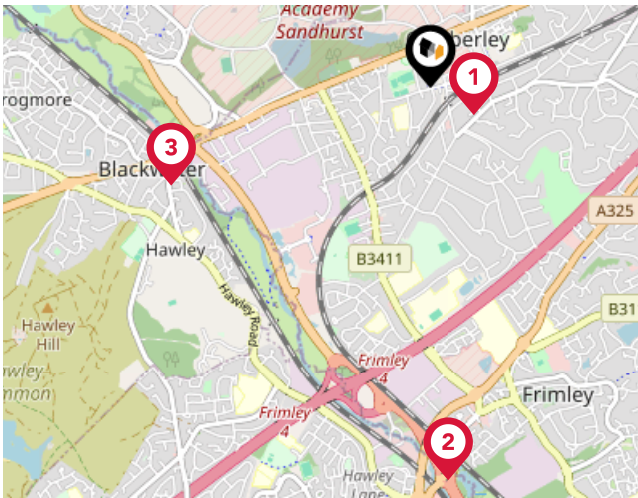
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | College Town Primary School Ofsted Rating: Good Pupils: 513 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Grove Primary Academy Ofsted Rating: Good Pupils: 423 Distance:1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hawley Primary School Ofsted Rating: Good Pupils: 306 Distance:1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Collingwood College Ofsted Rating: Good Pupils: 1749 Distance:1.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Carwarden House Community School Ofsted Rating: Good Pupils: 144 Distance:1.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 451 Distance:1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Owlsmoor Primary School Ofsted Rating: Good Pupils: 584 Distance:1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Augustine's Catholic Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

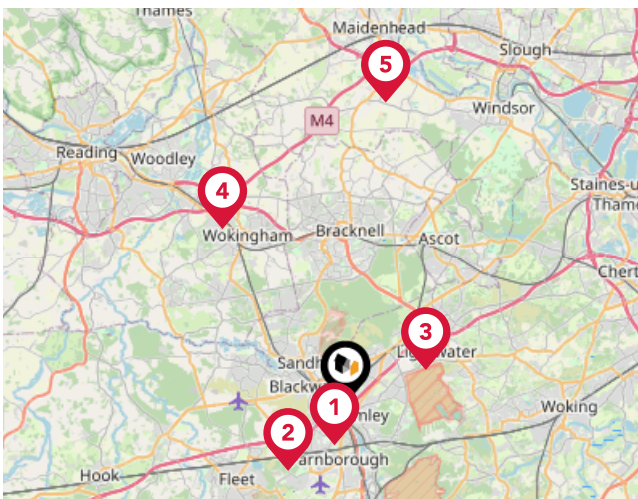
Area

Transport (National)



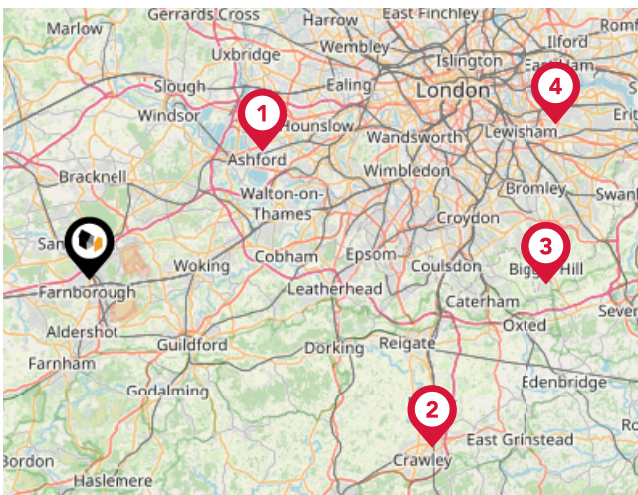
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Camberley Rail Station | 0.24 miles |
| 2 | Frimley Rail Station | 1.82 miles |
| 3 | Blackwater Rail Station | 1.28 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M3 J4 | 1.59 miles |
| 2 | M3 J4A | 3.26 miles |
| 3 | M3 J3 | 3.25 miles |
| 4 | M4 J10 | 7.9 miles |
| 5 | M4 J8 | 11.25 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 15.88 miles |
| 2 | London Gatwick Airport | 28.31 miles |
| 3 | Biggin Hill Airport | 33.81 miles |
| 4 | London City Airport | 36.31 miles |

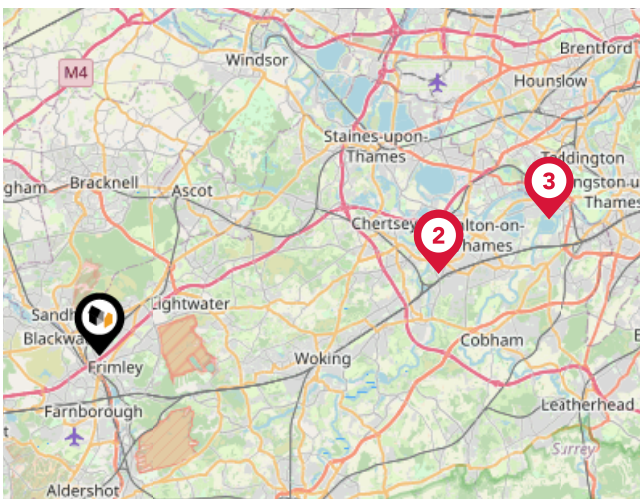
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | The Staff | 0.04 miles |
| 2 | War Memorial | 0.06 miles |
| 3 | Charles Street | 0.06 miles |
| 4 | Charles Street | 0.09 miles |
| 5 | High Street | 0.14 miles |



Ferry Terminals

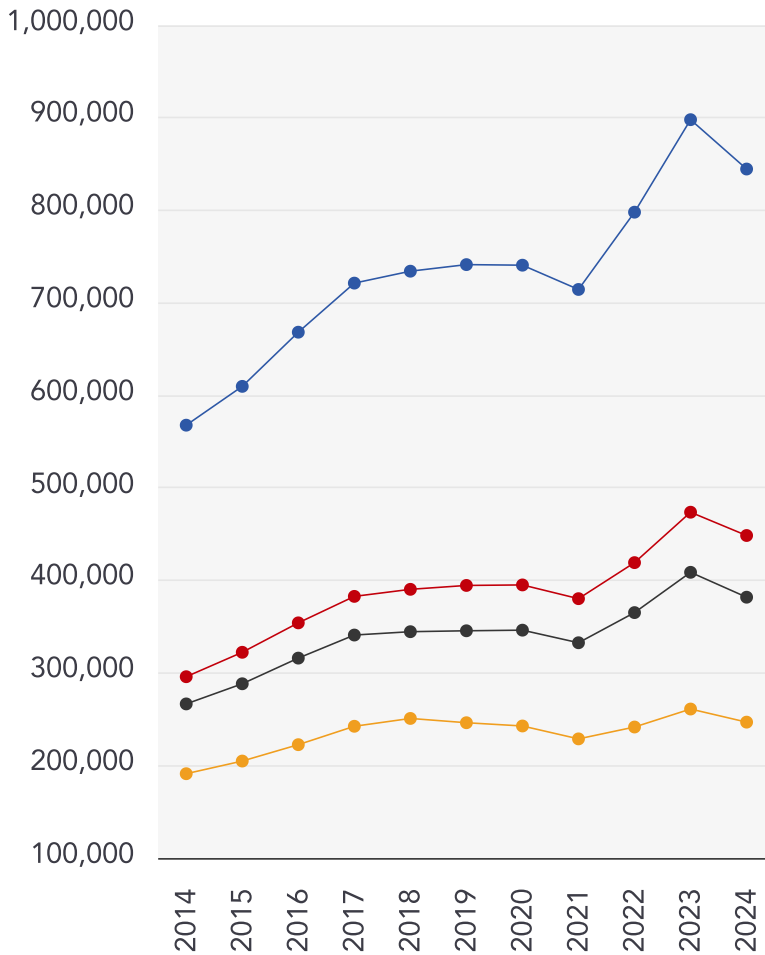
| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 12.97 miles |
| 2 | Weybridge Ferry Landing | 12.98 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 17.41 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

Avocado Property

About Us



Avocado Property

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

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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