

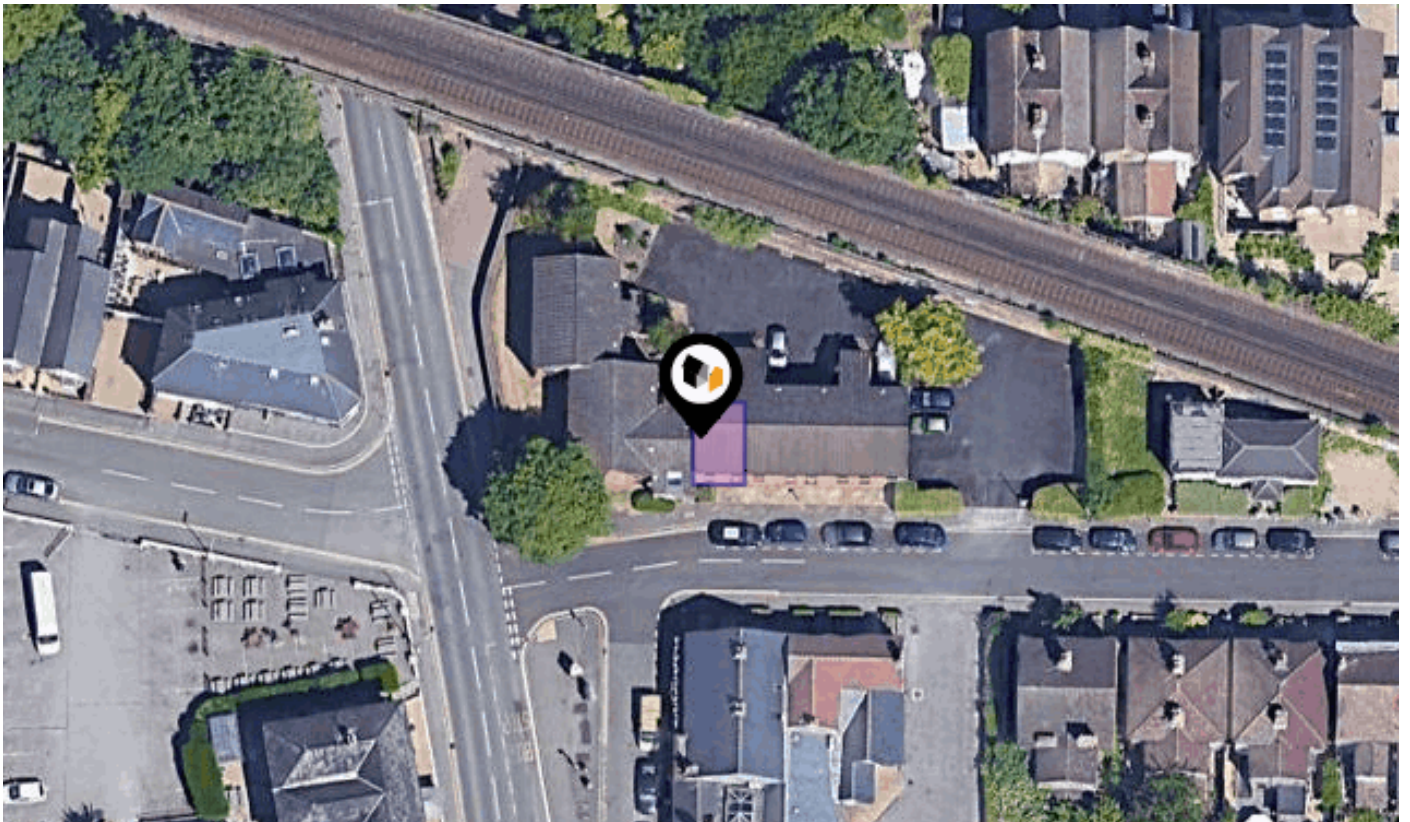


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



9 REGAL COURT, KINGS ROAD, GUILDFORD, GU1 4JT

Avocado Property

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www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	21/08/1998
Bedrooms:	1	Last Sold Price:	£45,000
Floor Area:	312 ft ² / 29 m ²	Last Sold £/ft²:	£144
Plot Area:	0.01 acres	Tenure:	Leasehold
Council Tax :	Band B	Start Date:	19/03/1980
Annual Estimate:	£1,804	End Date:	24/06/2078
Title Number:	SY489423	Lease Term:	99 years from 24 June 1979
UPRN:	100062131501	Term Remaining:	54 years

Local Area

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

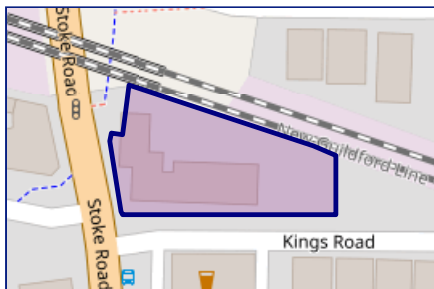
Satellite/Fibre TV Availability:



Property Multiple Title Plans

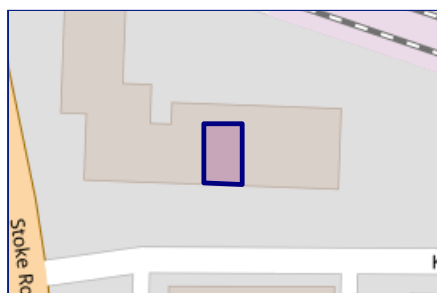


Freehold Title Plan



SY476782

Leasehold Title Plan



SY489423

Start Date: 19/03/1980
End Date: 24/06/2078
Lease Term: 99 years from 24 June 1979
Term Remaining: 54 years

Property EPC - Certificate



9 Regal Court, Kings Road, GU1 4JT

Energy rating

C

Valid until 19.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

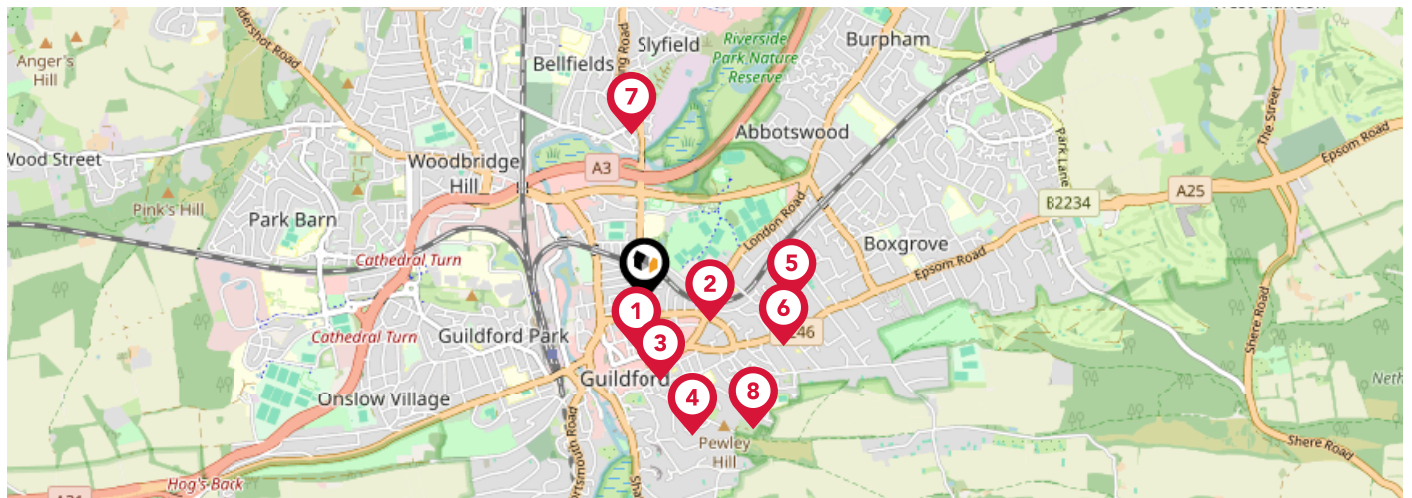
EPC - Additional Data



Additional EPC Data

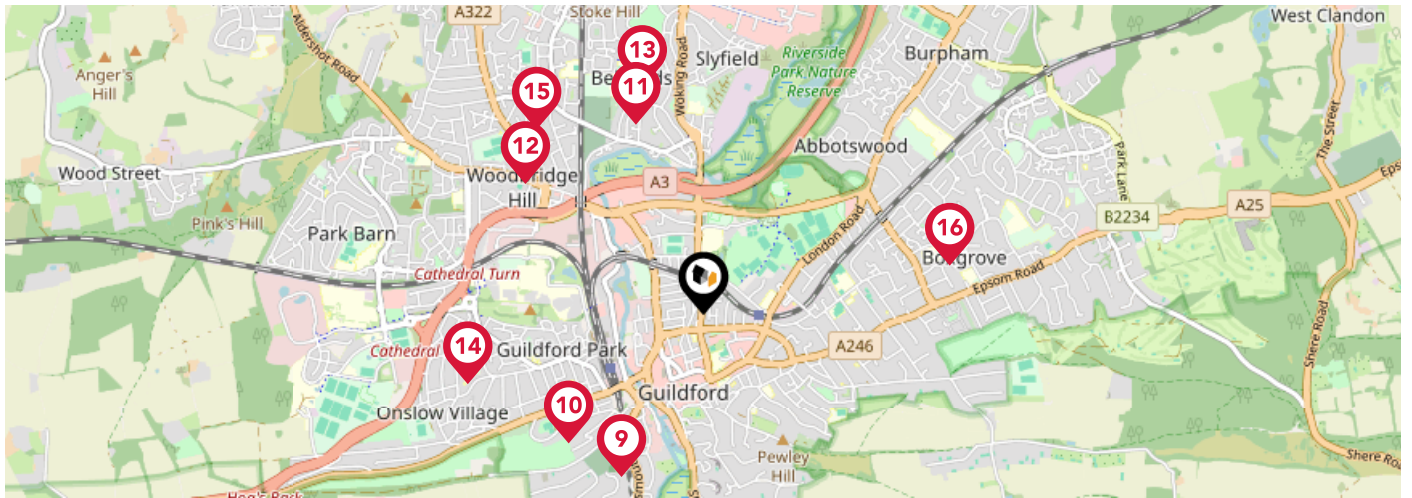
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	29 m ²

Area Schools



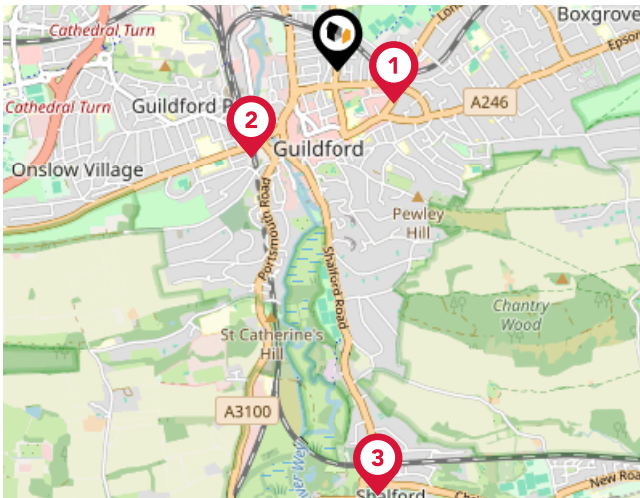
	Nursery	Primary	Secondary	College	Private
1 Sandfield Primary School Ofsted Rating: Good Pupils: 210 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Guildford High School Ofsted Rating: Not Rated Pupils: 1006 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Royal Grammar School Ofsted Rating: Not Rated Pupils: 954 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Pewley Down Infant School Ofsted Rating: Outstanding Pupils: 180 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Tormead School Ofsted Rating: Not Rated Pupils: 736 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lanesborough School Ofsted Rating: Not Rated Pupils: 345 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Weyfield Academy Ofsted Rating: Requires Improvement Pupils: 234 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Holy Trinity, Guildford, CofE Aided Junior School Ofsted Rating: Good Pupils: 384 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



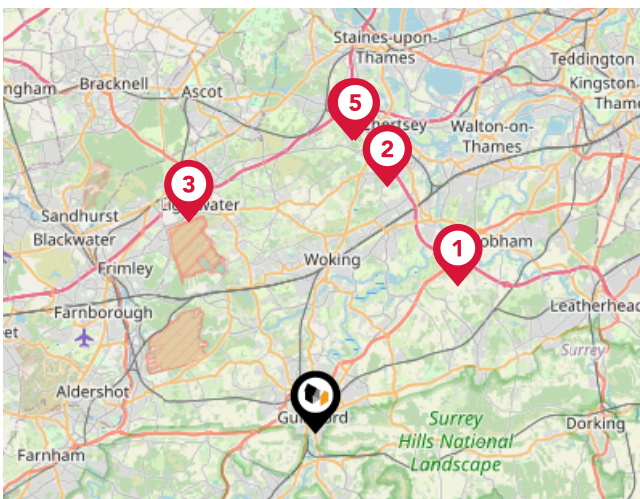
		Nursery	Primary	Secondary	College	Private
	St Nicolas CofE Aided Infant School Ofsted Rating: Good Pupils: 90 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guildford County School Ofsted Rating: Outstanding Pupils: 1158 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ's College, Guildford Ofsted Rating: Requires Improvement Pupils: 734 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hope Service Ofsted Rating: Outstanding Pupils:0 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pond Meadow School Ofsted Rating: Outstanding Pupils: 134 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Eleanor's Church of England School Ofsted Rating: Good Pupils: 353 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoughton Infant School Ofsted Rating: Outstanding Pupils: 315 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boxgrove Primary School Ofsted Rating: Good Pupils: 631 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



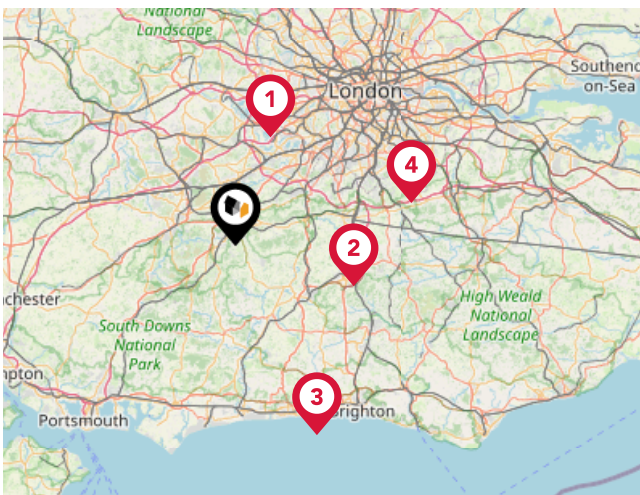
National Rail Stations

Pin	Name	Distance
1	London Road (Guildford) Rail Station	0.3 miles
2	Guildford Rail Station	0.57 miles
3	Shalford (Surrey) Rail Station	1.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	7.59 miles
2	M25 J11	9.56 miles
3	M3 J3	9.15 miles
4	M3 J2	10.99 miles
5	M25 J12	11 miles

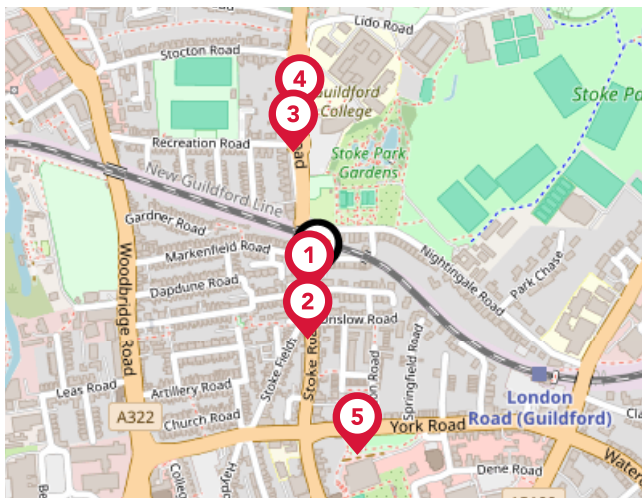


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	16.82 miles
2	London Gatwick Airport	18.67 miles
3	Shoreham Brighton City Airport	30.86 miles
4	Biggin Hill Airport	26.88 miles

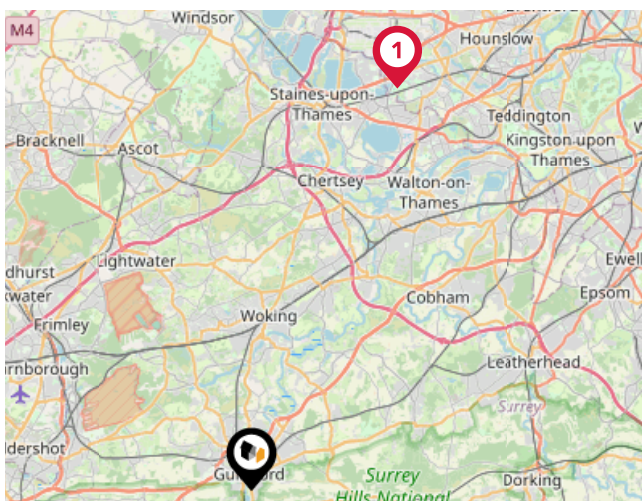
Area

Transport (Local)



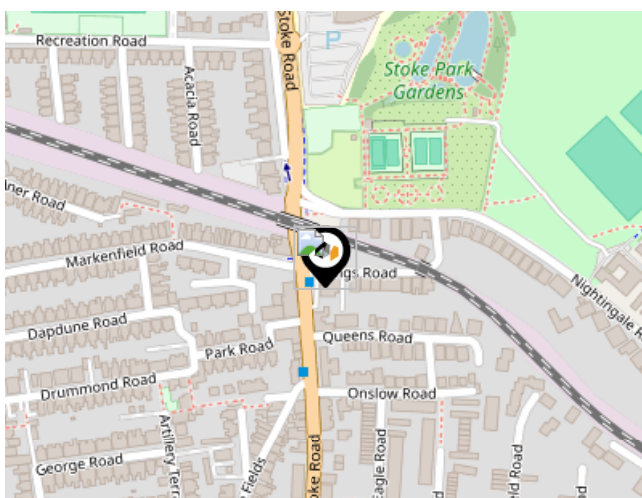
Bus Stops/Stations

Pin	Name	Distance
	Queen's Road	0.02 miles
	Queen's Road	0.07 miles
	Guildford College	0.15 miles
	Guildford College	0.19 miles
	Falcon Road	0.21 miles



Local Connections

Pin	Name	Distance
	Heathrow Terminal 4 Underground Station	15.87 miles



Ferry Terminals

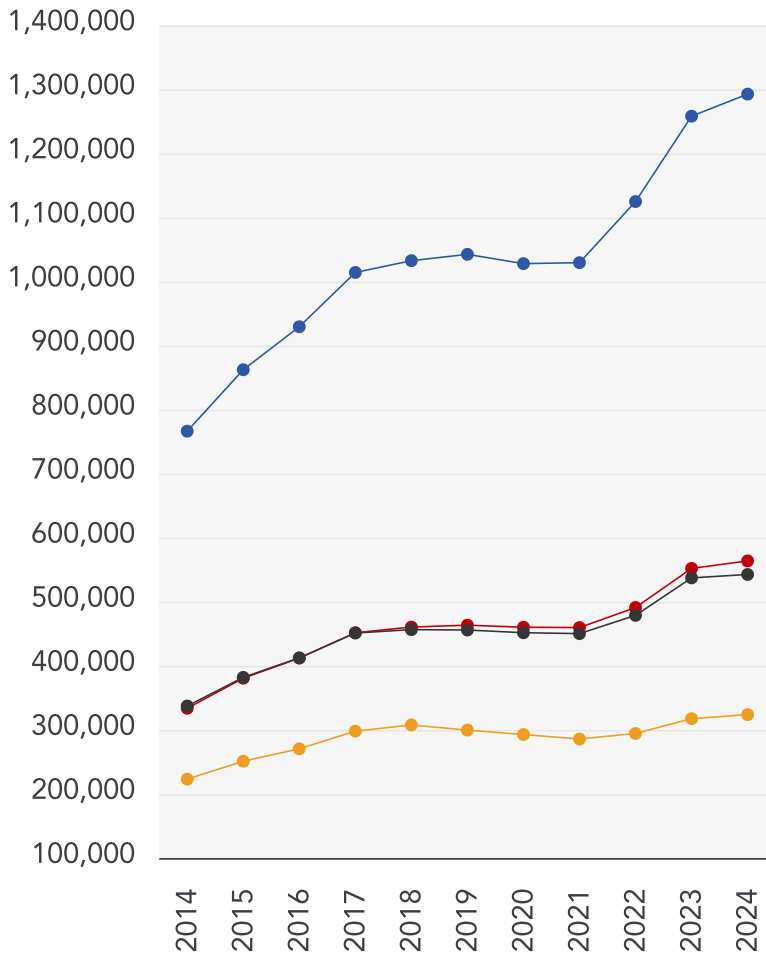
Pin	Name	Distance
	Weybridge Ferry Landing	10.81 miles
	Shepperton Ferry Landing	10.86 miles
	Ditton Island Ferry Landing	14.67 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU1



Detached

+68.65%

Semi-Detached

+68.93%

Terraced

+60.87%

Flat

+45.09%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

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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