

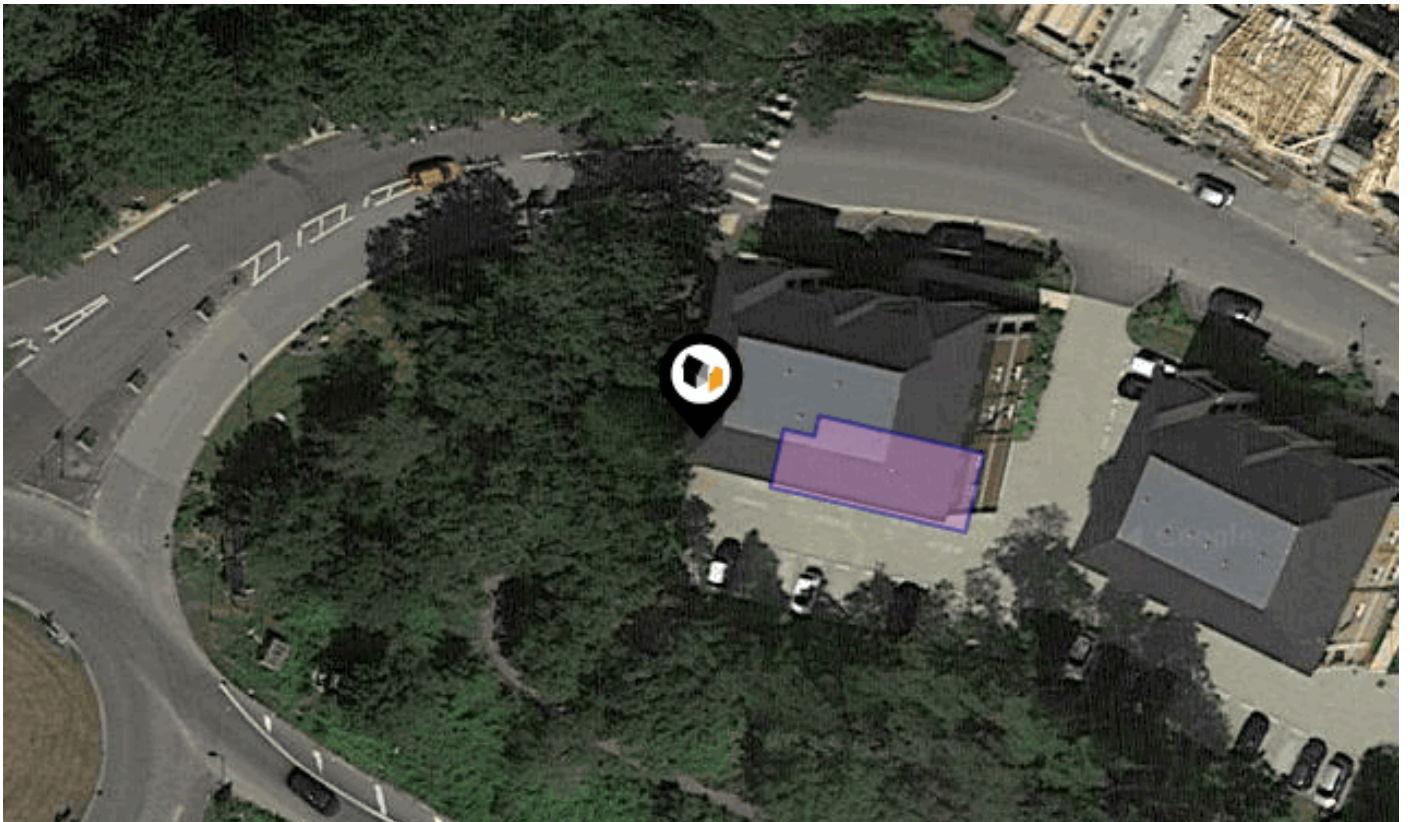


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23<sup>rd</sup> May 2024



**10 CRANE HOUSE, HURST AVENUE, BLACKWATER,  
CAMBERLEY, GU17 9AJ**

**Avocado Property**

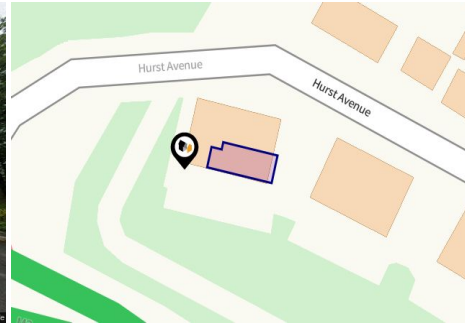
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	30/05/2019
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£227,995
<b>Floor Area:</b>	495 ft <sup>2</sup> / 46 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£460
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2019	<b>Start Date:</b>	29/05/2019
<b>Council Tax :</b>	Band B	<b>End Date:</b>	01/08/3017
<b>Annual Estimate:</b>	£1,691	<b>Lease Term:</b>	999 years from 1 August 2018
<b>Title Number:</b>	HP833444	<b>Term Remaining:</b>	993 years
<b>UPRN:</b>	10093264964		

## Local Area

<b>Local Authority:</b>	Hart
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



10 Crane House, Hurst Avenue, Blackwater, GU17 9AJ

Energy rating

**B**

Valid until 16.04.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

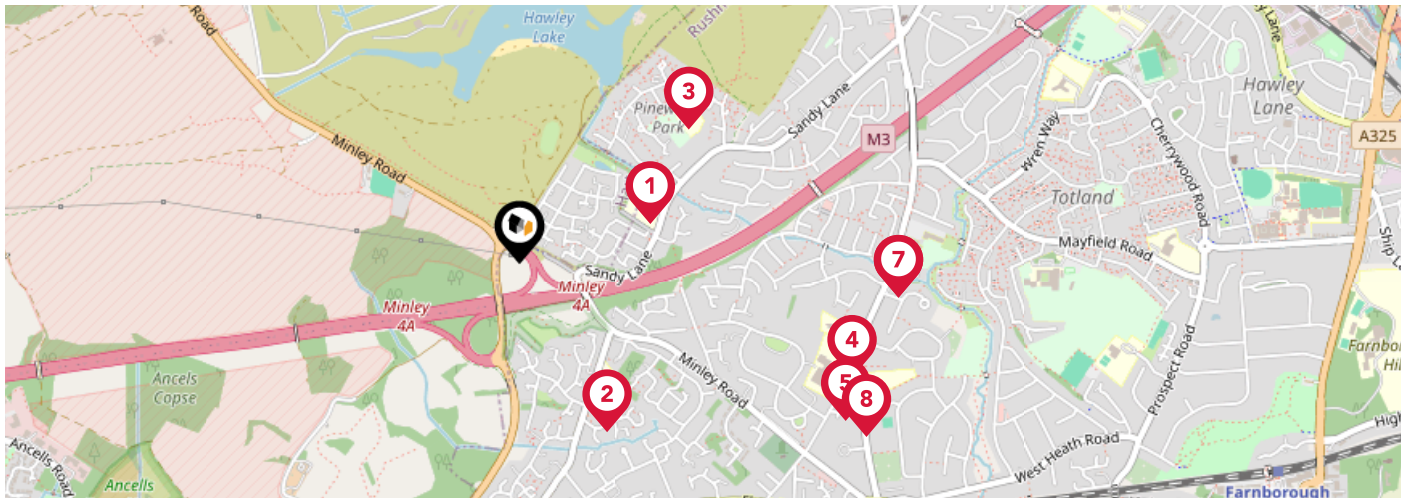
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	46 m <sup>2</sup>

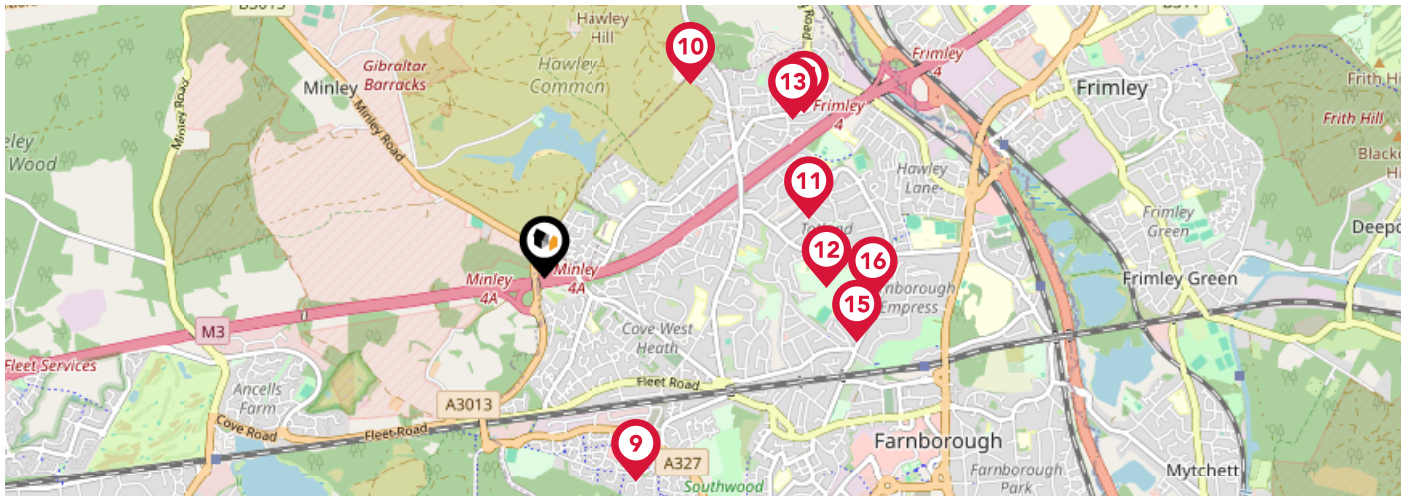
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Guillemont Junior School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Parsonage Farm Nursery and Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 228   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pinewood Infant School</b> Ofsted Rating: Good   Pupils: 97   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cove Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 178   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cove School</b> Ofsted Rating: Good   Pupils: 943   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manor Junior School</b> Ofsted Rating: Good   Pupils: 344   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Infant School</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cove Junior School</b> Ofsted Rating: Good   Pupils: 291   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



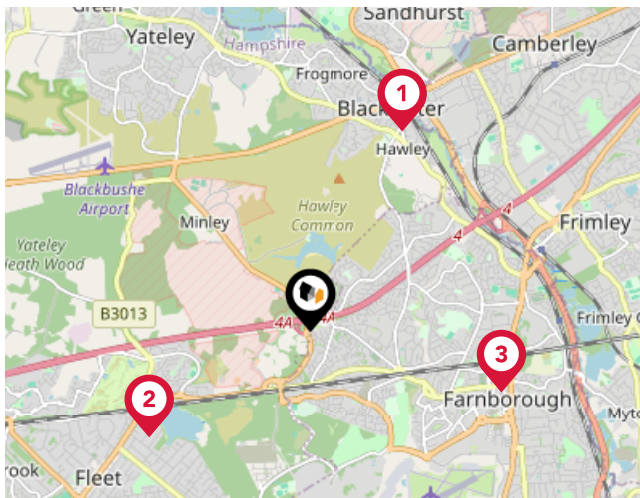
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9 Southwood Infant School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Hurst Lodge School (Formerly Hawleyhurst School)</b> Ofsted Rating: Not Rated   Pupils: 250   Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Grange Community Junior School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Samuel Cody Specialist Sports College</b> Ofsted Rating: Good   Pupils: 188   Distance:1.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Fernhill Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 126   Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Fernhill School</b> Ofsted Rating: Inadequate   Pupils: 590   Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 St Bernadette's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 294   Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Cherrywood Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

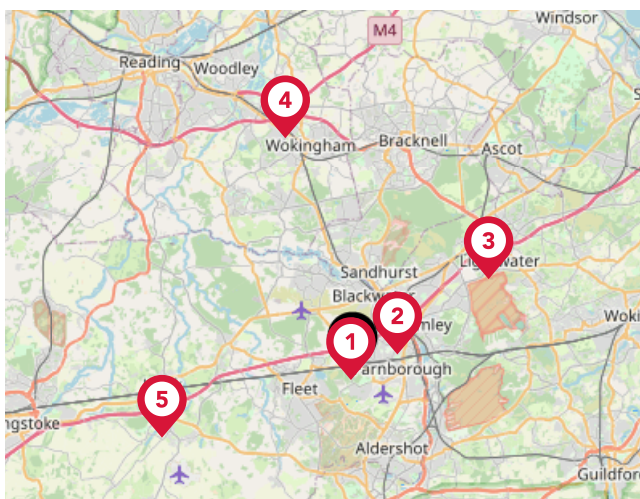
# Area

## Transport (National)



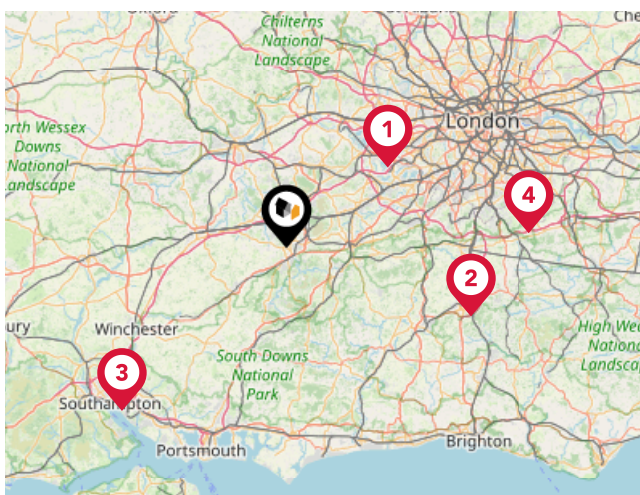
### National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	2.03 miles
2	Fleet Rail Station	1.79 miles
3	Farnborough (Main) Rail Station	1.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	0.19 miles
2	M3 J4	1.81 miles
3	M3 J3	6.17 miles
4	M4 J10	9.12 miles
5	M3 J5	7.48 miles



### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.9 miles
2	London Gatwick Airport	29.28 miles
3	Southampton Airport	34.65 miles
4	Biggin Hill Airport	35.91 miles



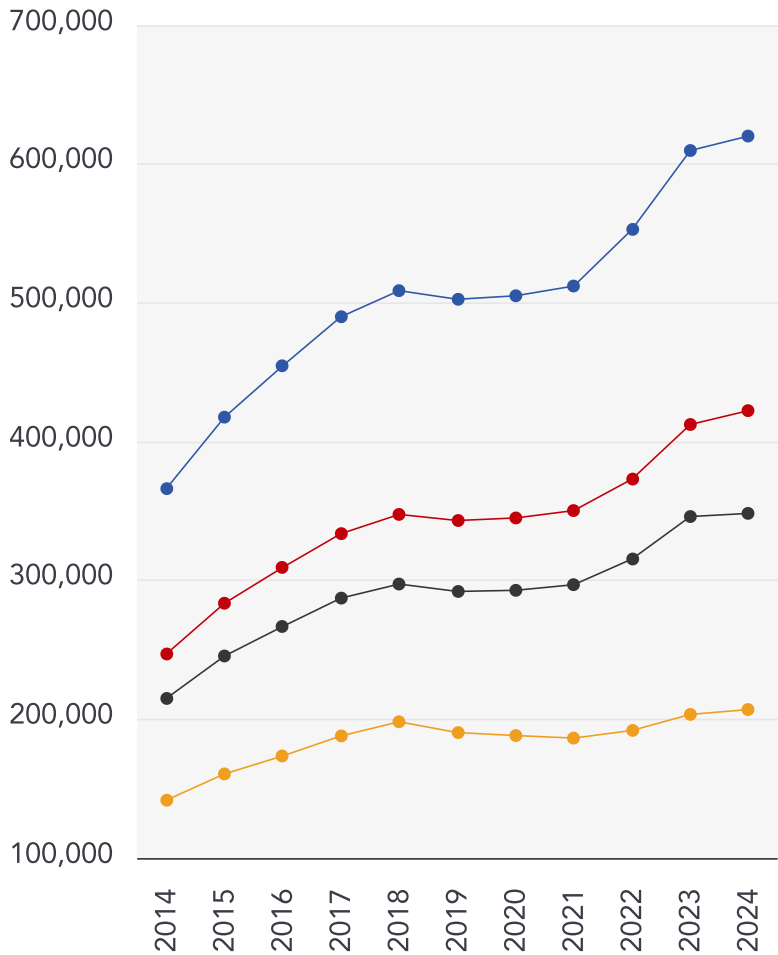


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

**+69.38%**

Semi-Detached

**+70.98%**

Terraced

**+62.02%**

Flat

**+46.1%**

# Avocado Property

## About Us



### **Avocado Property**

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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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