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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



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

Avocado Property

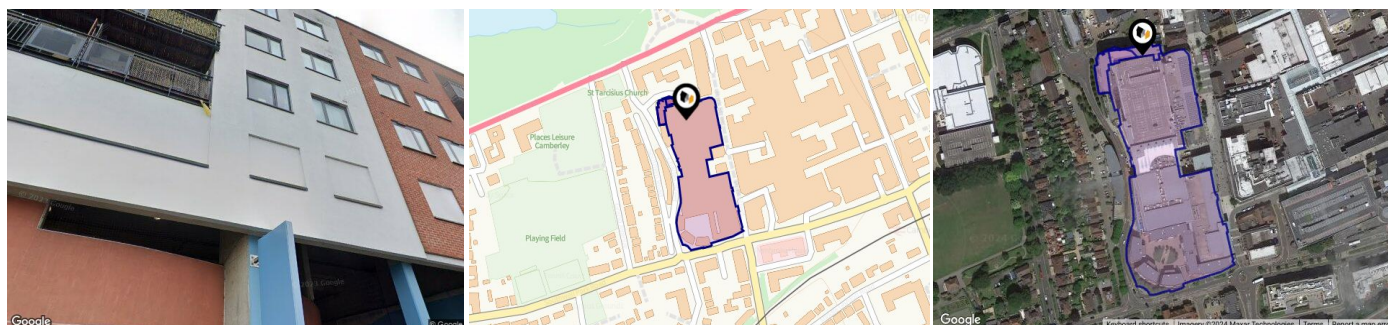
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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	24/07/2009
Bedrooms:	2	Last Sold Price:	£53,250
Floor Area:	710 ft ² / 66 m ²	Last Sold £/ft²:	£74
Plot Area:	5.21 acres	Tenure:	Leasehold
Year Built :	2009	Start Date:	23/07/2009
Council Tax :	Band D	End Date:	01/07/2131
Annual Estimate:	£2,356	Lease Term:	125 years from 1 July 2006
Title Number:	SY755361	Term Remaining:	107 years
UPRN:	10002679199		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



44 North Court, Upper Charles Street, GU15 3GX

Energy rating

B

Valid until 13.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

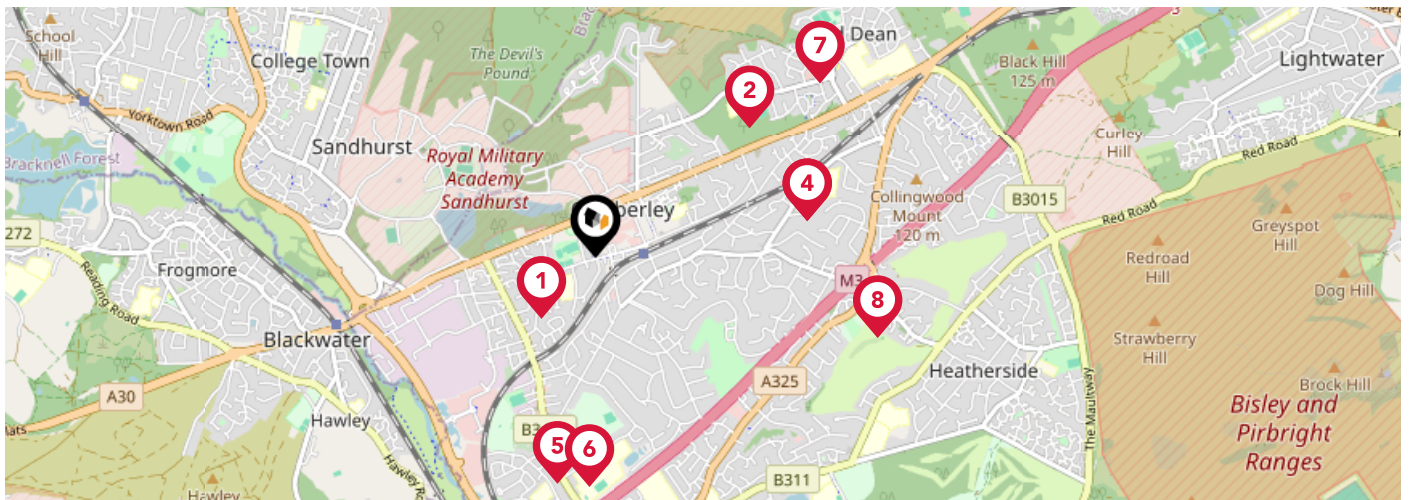
EPC - Additional Data



Additional EPC Data

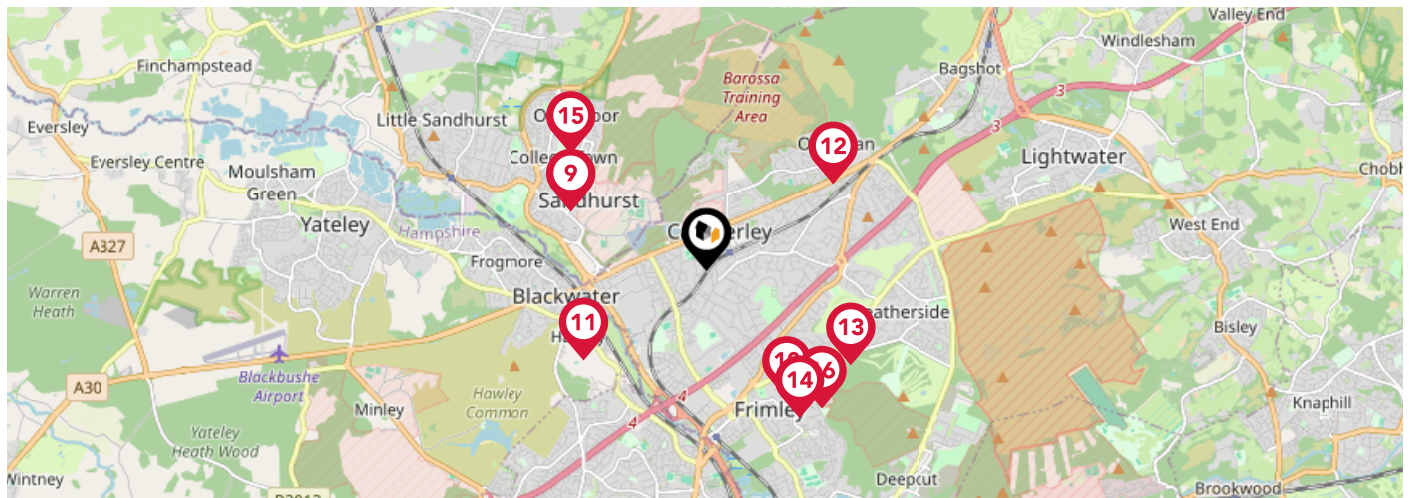
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	4th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
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-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	66 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"/>

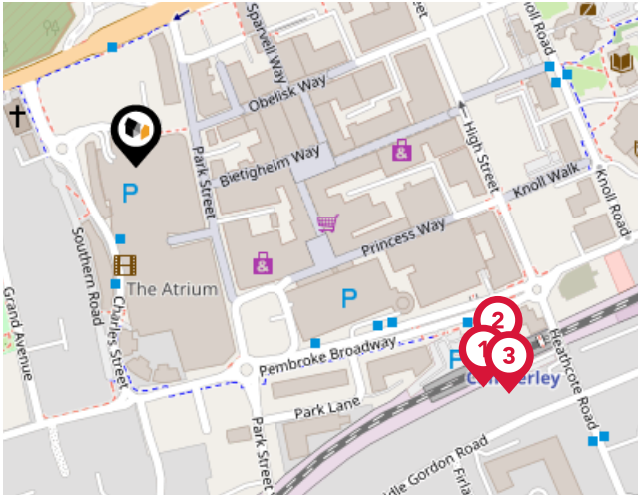
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 College Town Primary School</p> <p>Ofsted Rating: Good Pupils: 513 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Grove Primary Academy</p> <p>Ofsted Rating: Good Pupils: 423 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hawley Primary School</p> <p>Ofsted Rating: Good Pupils: 306 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Collingwood College</p> <p>Ofsted Rating: Good Pupils: 1749 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Carwarden House Community School</p> <p>Ofsted Rating: Good Pupils: 144 Distance:1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lakeside Nursery & Primary Academy</p> <p>Ofsted Rating: Good Pupils: 451 Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Owlsmoor Primary School</p> <p>Ofsted Rating: Good Pupils: 584 Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Augustine's Catholic Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 434 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

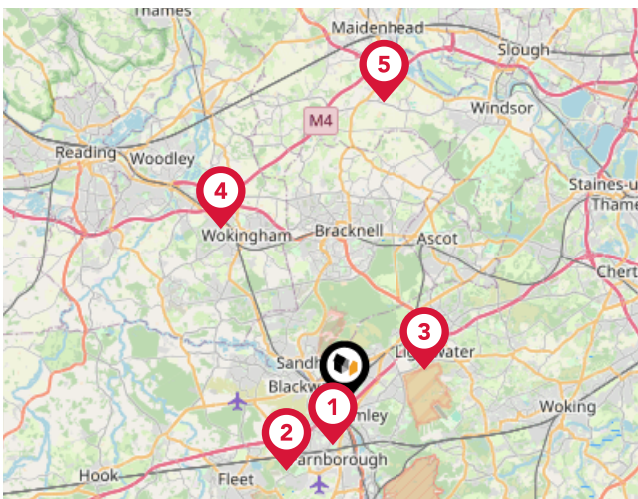
Area

Transport (National)



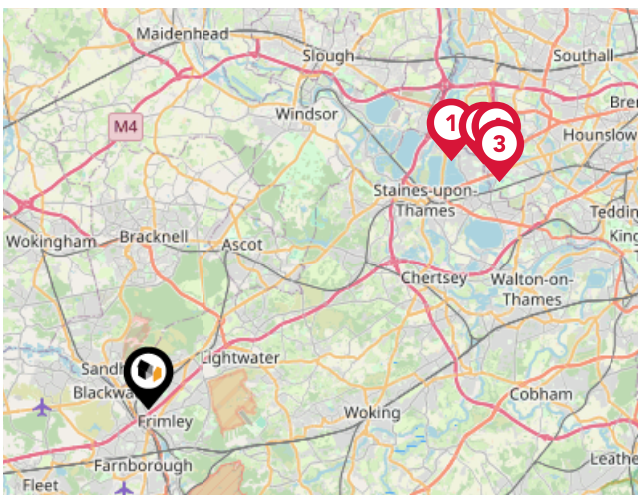
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.24 miles
2	Camberley Rail Station	0.24 miles
3	Camberley Rail Station	0.25 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

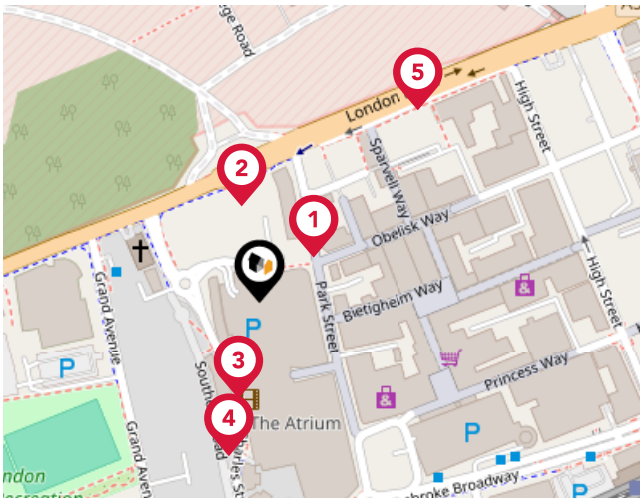


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	14.53 miles
2	London Heathrow Airport Terminal 3	15.37 miles
3	London Heathrow Airport Terminal 4	15.49 miles
4	London Heathrow Airport Terminal 2	15.74 miles

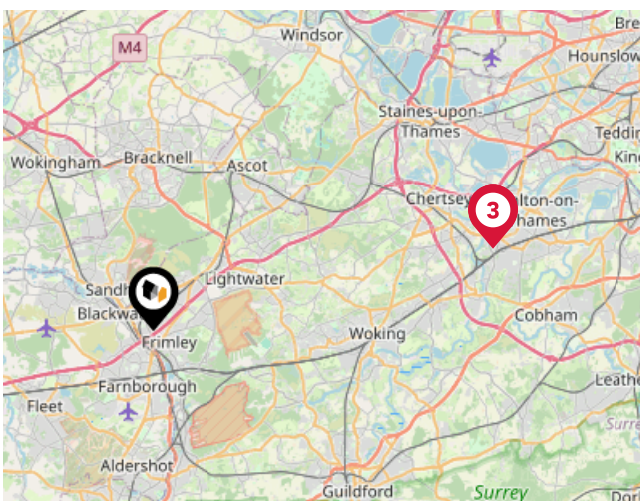
Area

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

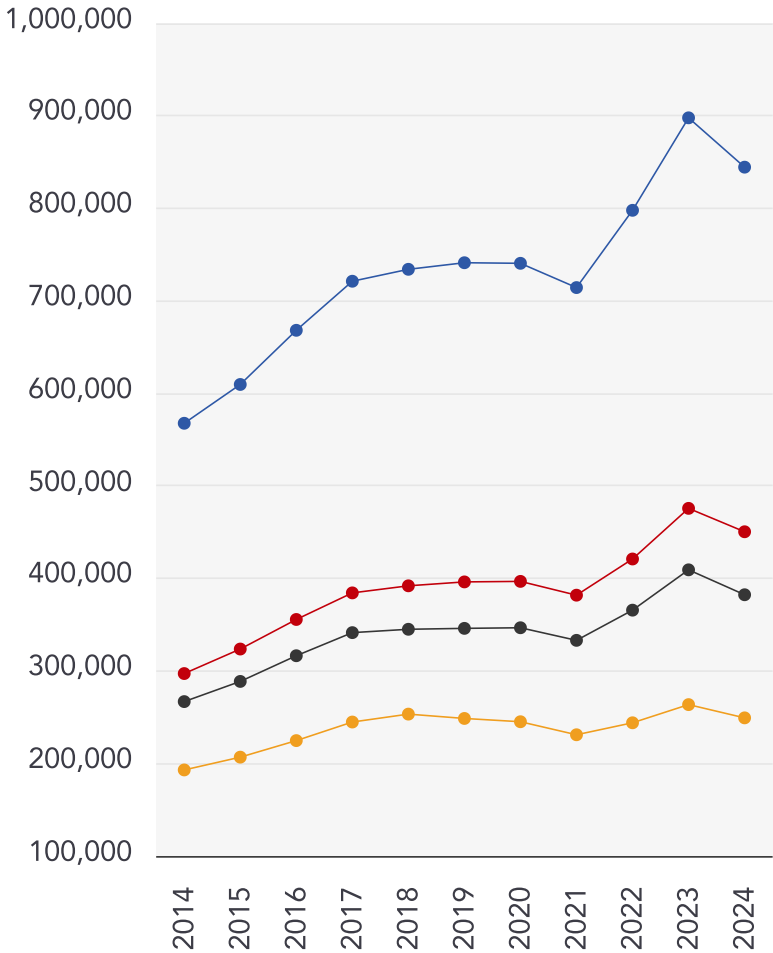
Pin	Name	Distance
1	Shepperton Ferry Landing	12.97 miles
2	Shepperton Ferry Landing	12.98 miles
3	Weybridge Ferry Landing	12.98 miles

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

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