

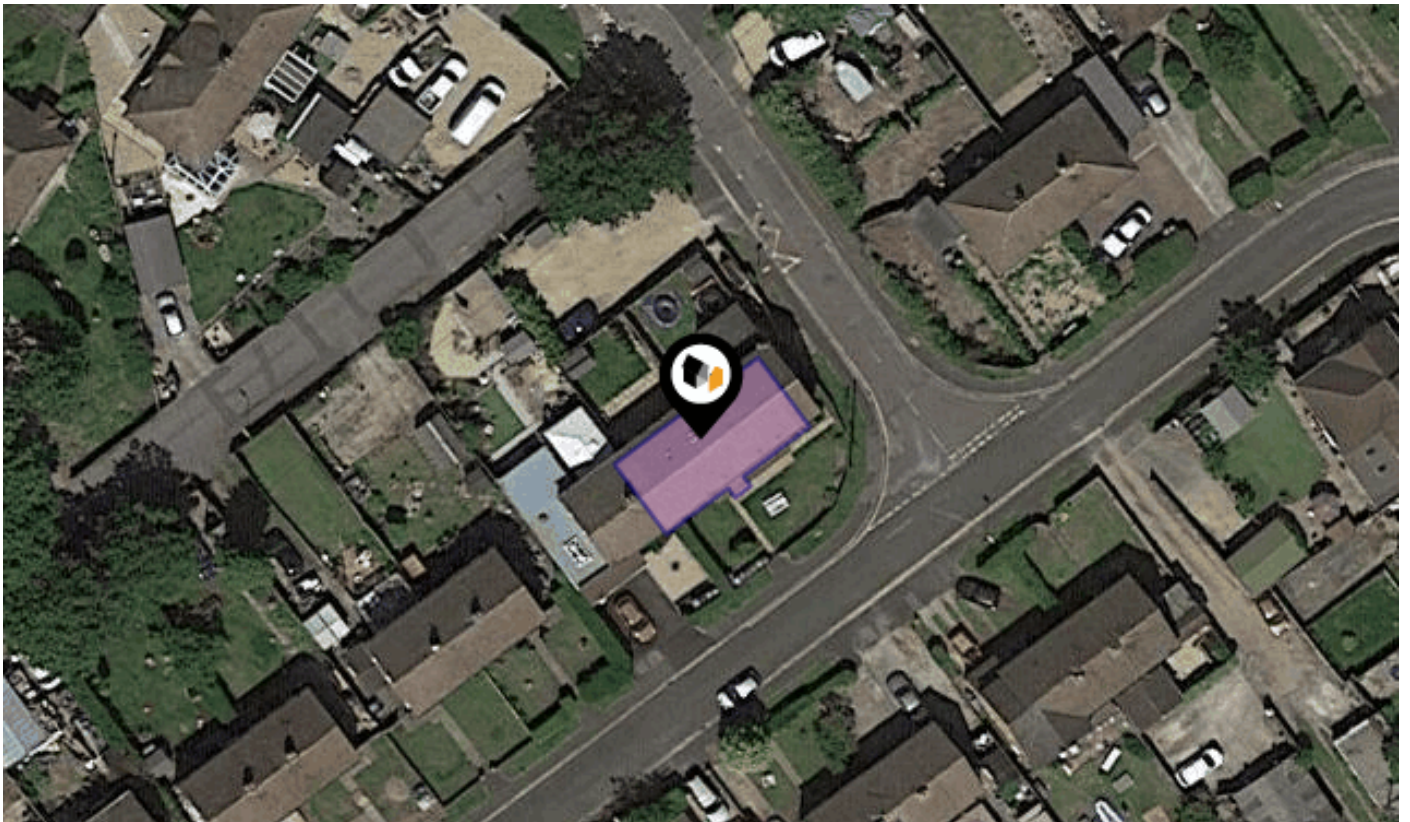


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13<sup>th</sup> September 2024



**FLAT 3, 22, SOMERVILLE CRESCENT, YATELEY, GU46 6XF**

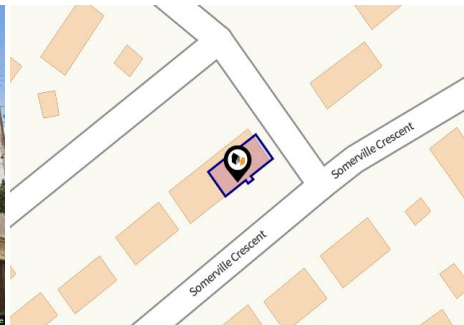
**Avocado Property**

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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	09/08/2006
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£132,000
<b>Plot Area:</b>	0.03 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£149
<b>Year Built :</b>	1950-1966	<b>Tenure:</b>	Leasehold
<b>Council Tax :</b>	Band B	<b>Start Date:</b>	08/08/2006
<b>Annual Estimate:</b>	£1,691	<b>End Date:</b>	01/04/3005
<b>Title Number:</b>	HP678936	<b>Lease Term:</b>	999 years from 1 April 2006
<b>UPRN:</b>	10008959334	<b>Term Remaining:</b>	981 years

## Local Area

<b>Local Authority:</b>	Hampshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

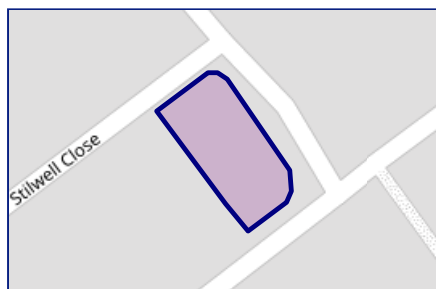


# Property Multiple Title Plans



## Freehold Title Plan

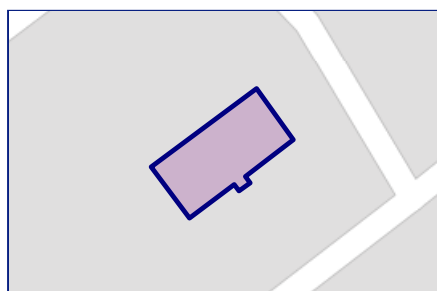
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**HP498739**

## Leasehold Title Plan

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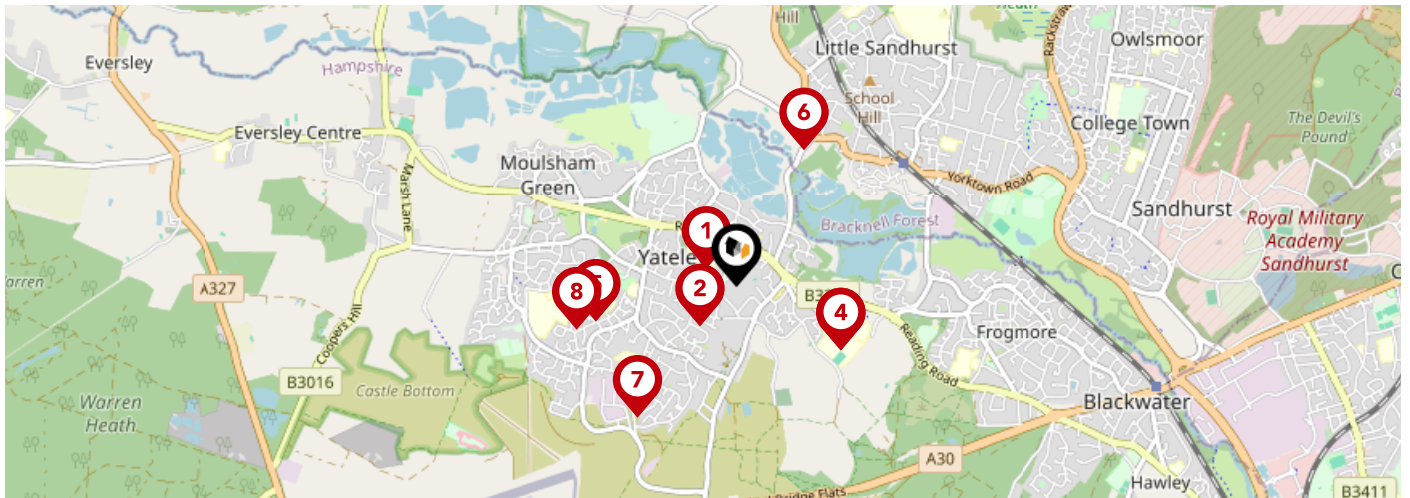


**HP678936**

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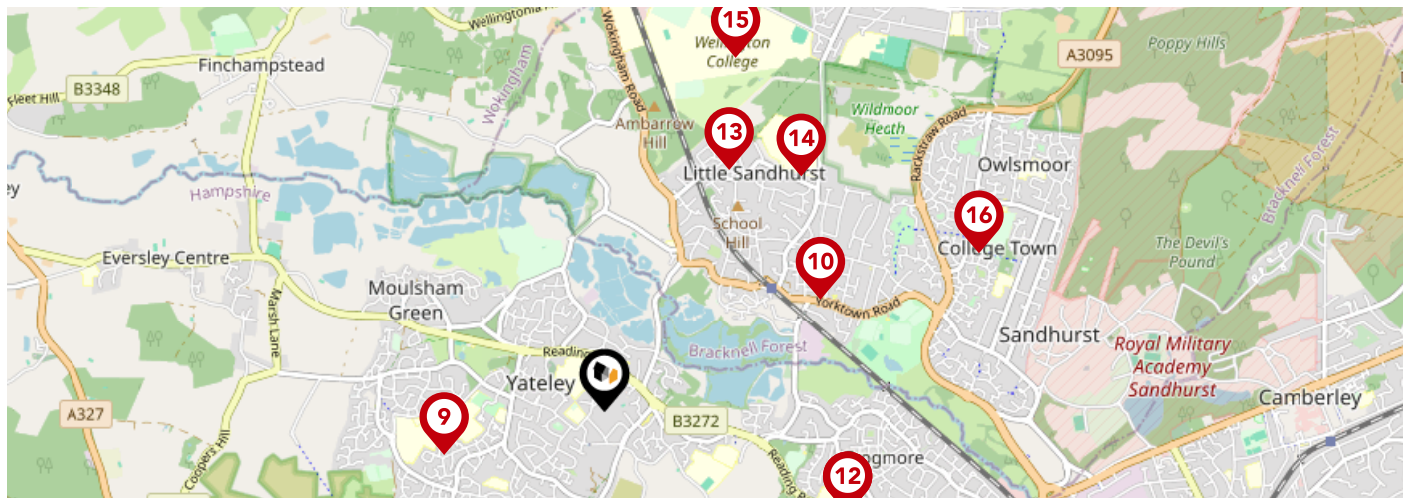
Start Date:	08/08/2006
End Date:	01/04/3005
Lease Term:	999 years from 1 April 2006
Term Remaining:	981 years

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Yateley Manor School</b> Ofsted Rating: Not Rated   Pupils: 250   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cranford Park Primary</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Potley Hill Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Frogmore Community College</b> Ofsted Rating: Good   Pupils: 714   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Yateley School</b> Ofsted Rating: Good   Pupils: 1308   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Michael's Church of England Primary School, Sandhurst</b> Ofsted Rating: Good   Pupils: 195   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newlands Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westfields Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

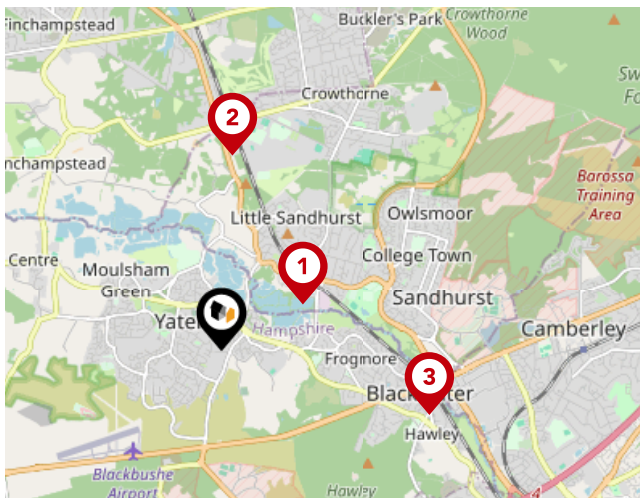
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Westfields Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Uplands Primary School and Nursery</b> Ofsted Rating: Good   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Frogmore Junior School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Frogmore Infant School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>New Scotland Hill Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Eagle House School</b> Ofsted Rating: Not Rated   Pupils: 358   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Wellington College</b> Ofsted Rating: Not Rated   Pupils: 1101   Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Sandhurst School</b> Ofsted Rating: Good   Pupils: 1034   Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

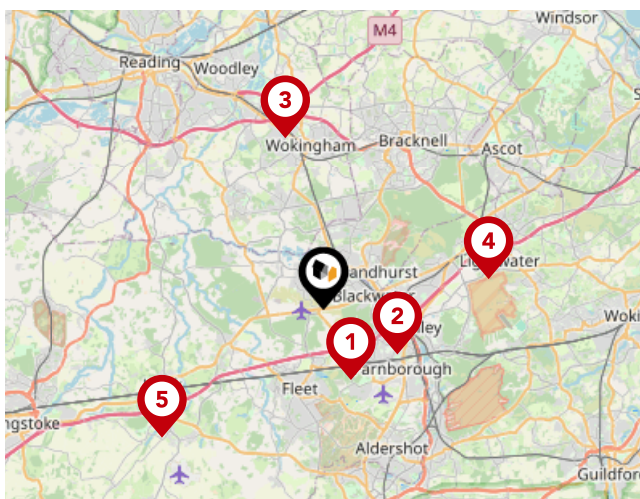
# Area

## Transport (National)



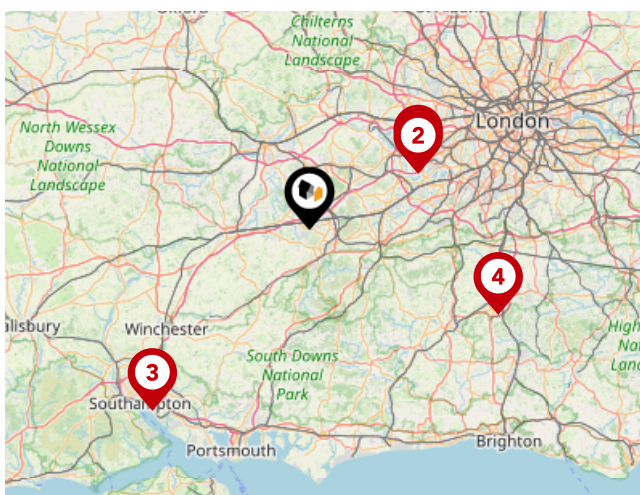
### National Rail Stations

Pin	Name	Distance
	Sandhurst Rail Station	0.88 miles
	Crowthorne Rail Station	1.83 miles
	Blackwater Rail Station	2.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M3 J4A	2.83 miles
	M3 J4	3.22 miles
	M4 J10	6.46 miles
	M3 J3	6.23 miles
	M3 J5	7.68 miles

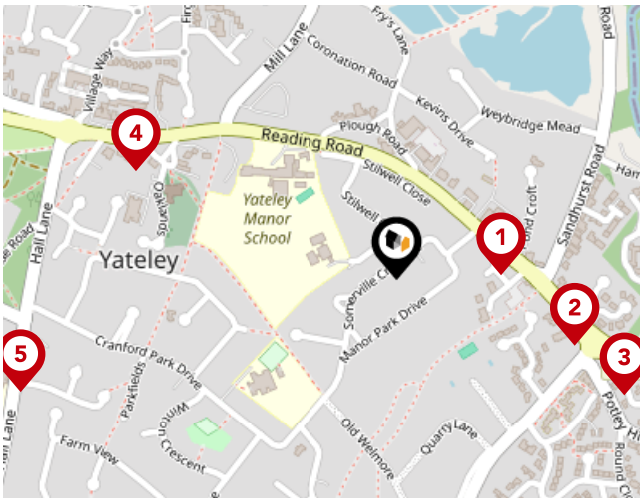


### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	18.42 miles
	Heathrow Airport Terminal 4	18.13 miles
	Southampton Airport	35.7 miles
	Gatwick Airport	30.58 miles

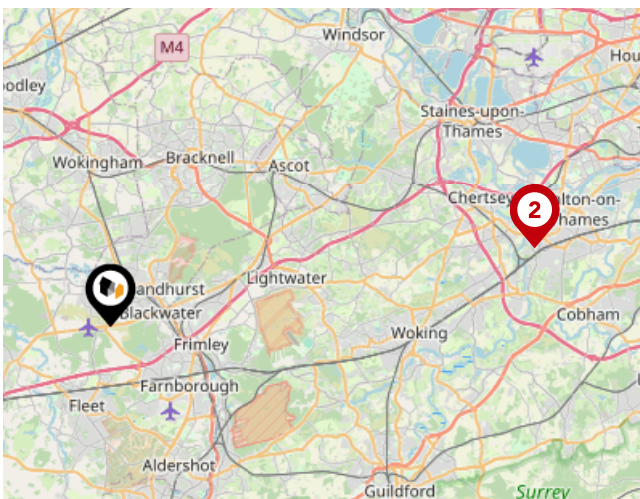
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manor Park Drive	0.12 miles
2	Lodge Grove	0.22 miles
3	Potley Hill Roundabout	0.3 miles
4	Forge Court	0.33 miles
5	Home Park Road	0.45 miles



### Ferry Terminals

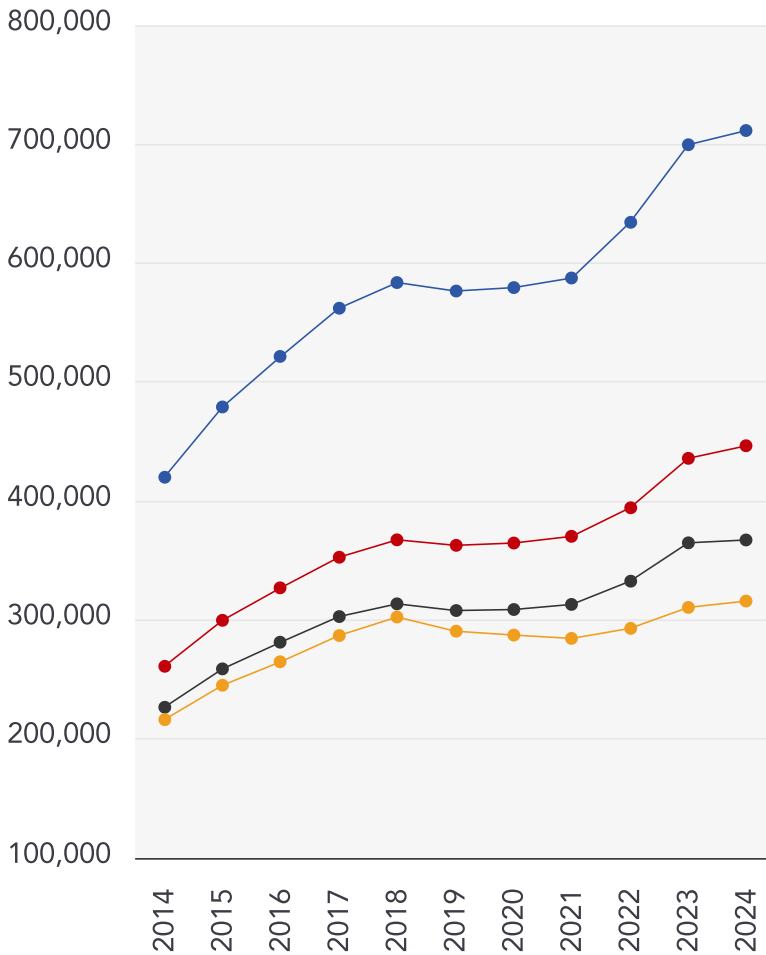
Pin	Name	Distance
1	Shepperton Ferry Landing	16.01 miles
2	Weybridge Ferry Landing	16.02 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU46



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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