

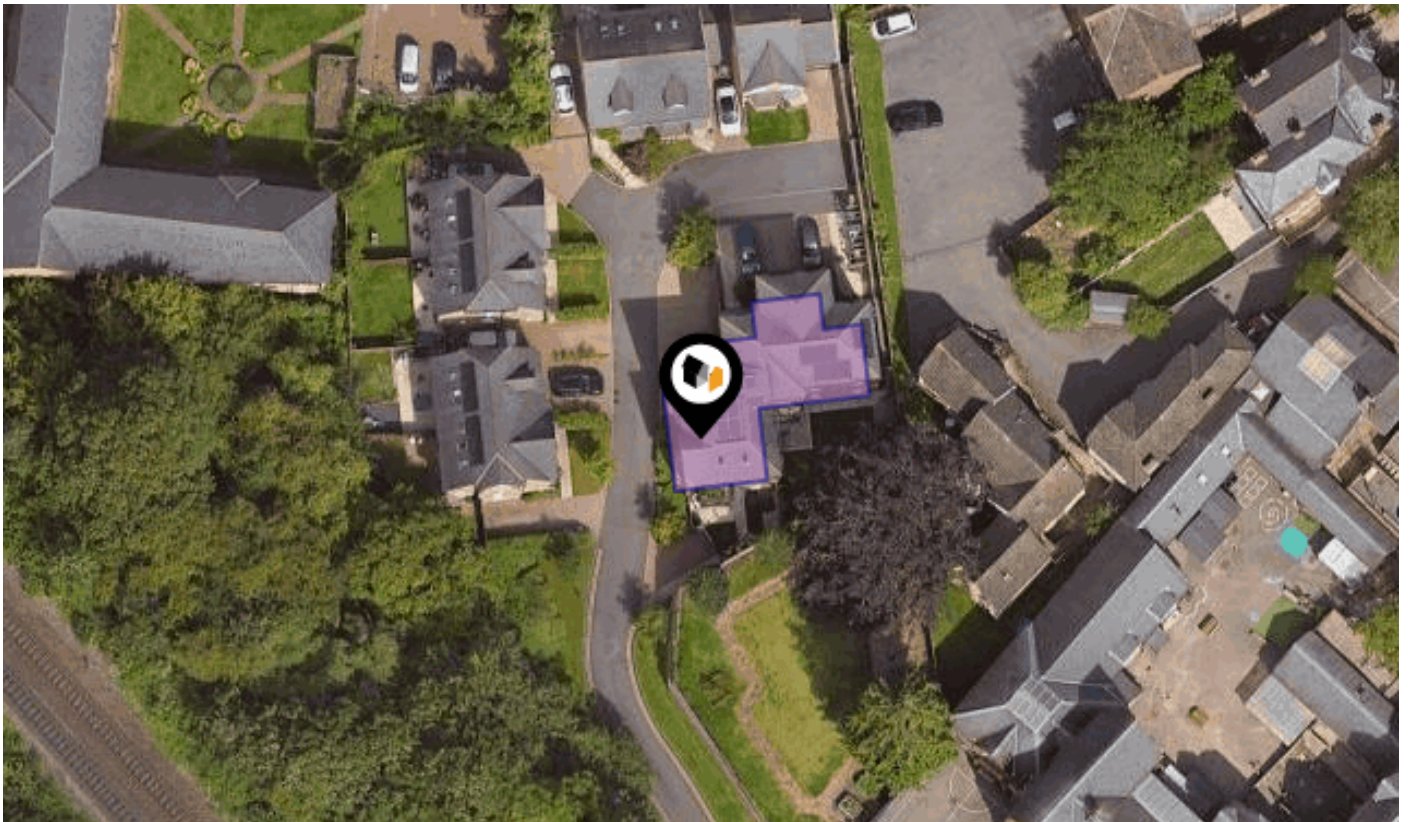


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th October 2024



FAIR ACRE, HIGH WYCOMBE, HP13

Avocado Property

07971955240

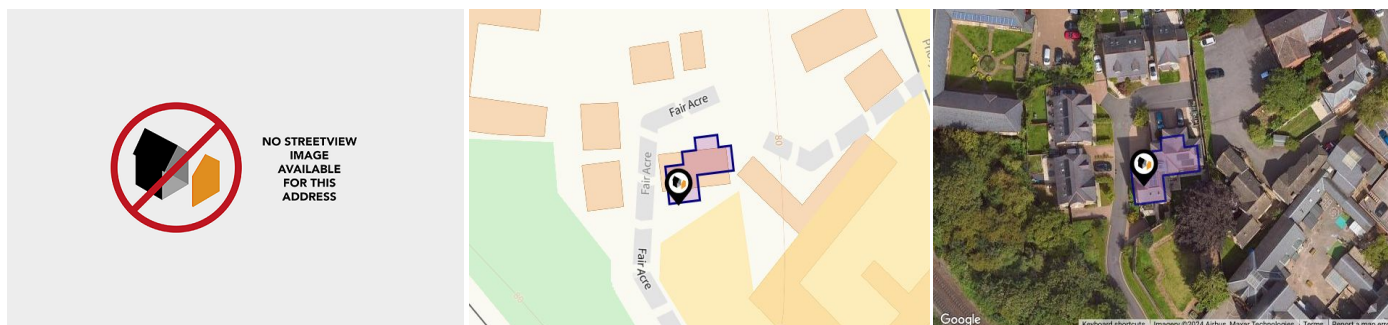
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	02/04/2017
Floor Area:	667 ft ² / 62 m ²	End Date:	31/12/2141
Plot Area:	0.04 acres	Lease	125 years from 1 January 2017 to 31
Year Built :	2017	Term:	December 2141
Council Tax :	Band B	Term	117 years
Annual Estimate:	£1,778	Remaining:	
Title Number:	BM413624		

Local Area

Local Authority:	Buckinghamshire
Conservation Area:	Priory Avenue
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	231 mb/s	910 mb/s

Mobile Coverage: (based on calls indoors)



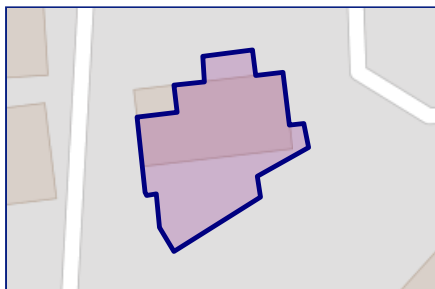
Satellite/Fibre TV Availability:



Property Multiple Title Plans

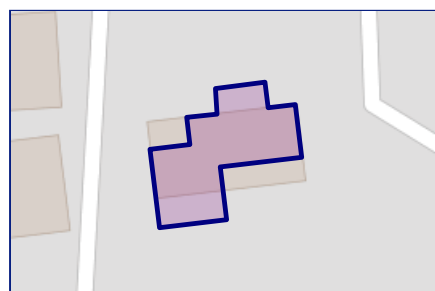


Freehold Title Plan



BM259426

Leasehold Title Plan



BM413624

Start Date: 02/04/2017
End Date: 31/12/2141
Lease Term: 125 years from 1 January 2017 to 31 December 2141
Term Remaining: 117 years

Property EPC - Certificate



Priory Avenue, HP13

Energy rating

B

Valid until 27.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

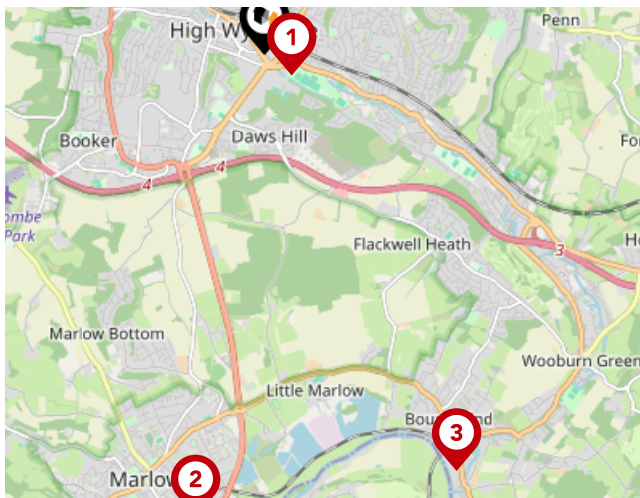


Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	62 m ²

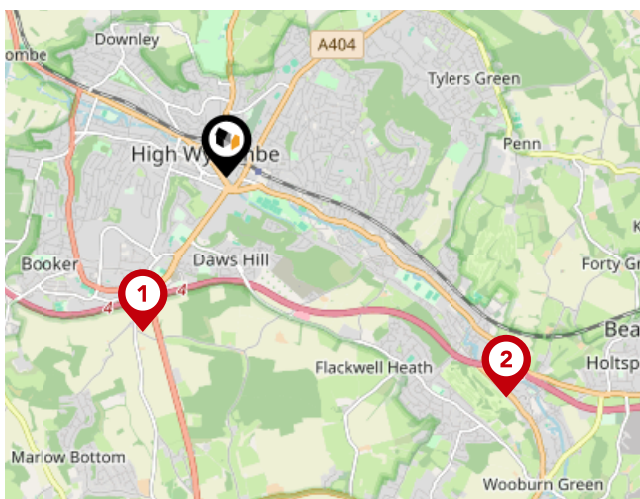
Area

Transport (National)



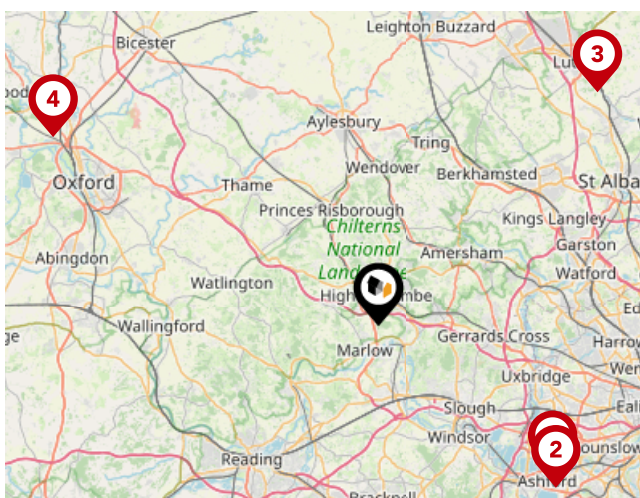
National Rail Stations

Pin	Name	Distance
	High Wycombe Rail Station	0.31 miles
	Marlow Rail Station	4.31 miles
	Bourne End Rail Station	4.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M40 J4	1.6 miles
	M40 J3	3.27 miles
	A404(M) J9	7.89 miles
	A404(M) J9A	8.68 miles
	M40 J2	5.96 miles

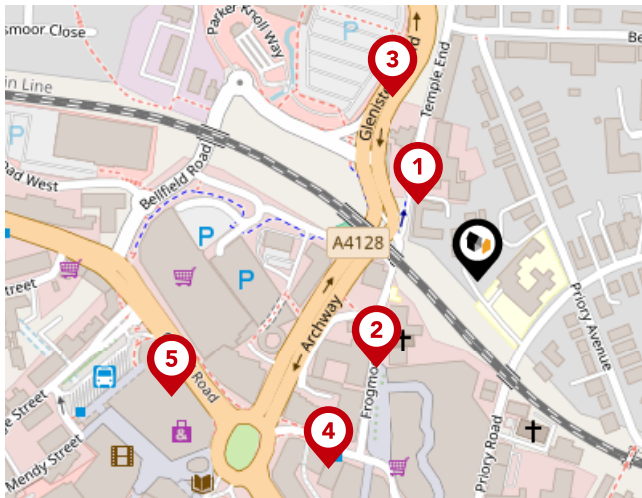


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	16.86 miles
	Heathrow Airport Terminal 4	17.69 miles
	Luton Airport	23.48 miles
	Kidlington	27.62 miles

Area

Transport (Local)



Bus Stops/Stations

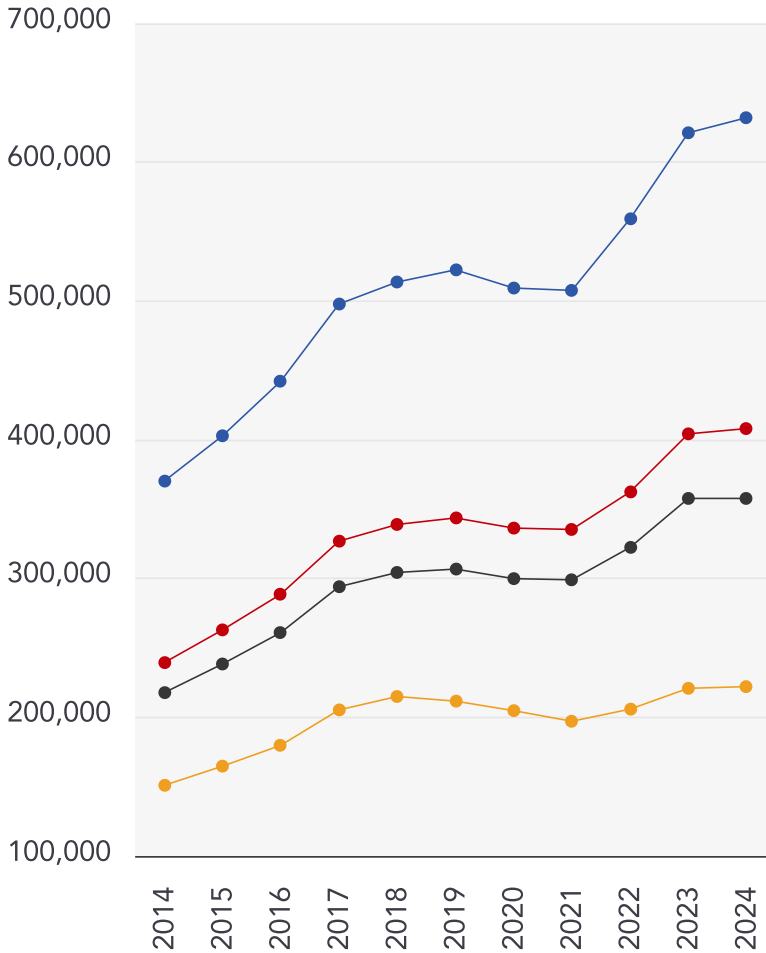
Pin	Name	Distance
1	Temple End	0.06 miles
2	Frogmoor	0.08 miles
3	Morrisons	0.12 miles
4	Oxford Street	0.14 miles
5	Oxford Road	0.19 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in HP13



Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

+47.1%

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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