

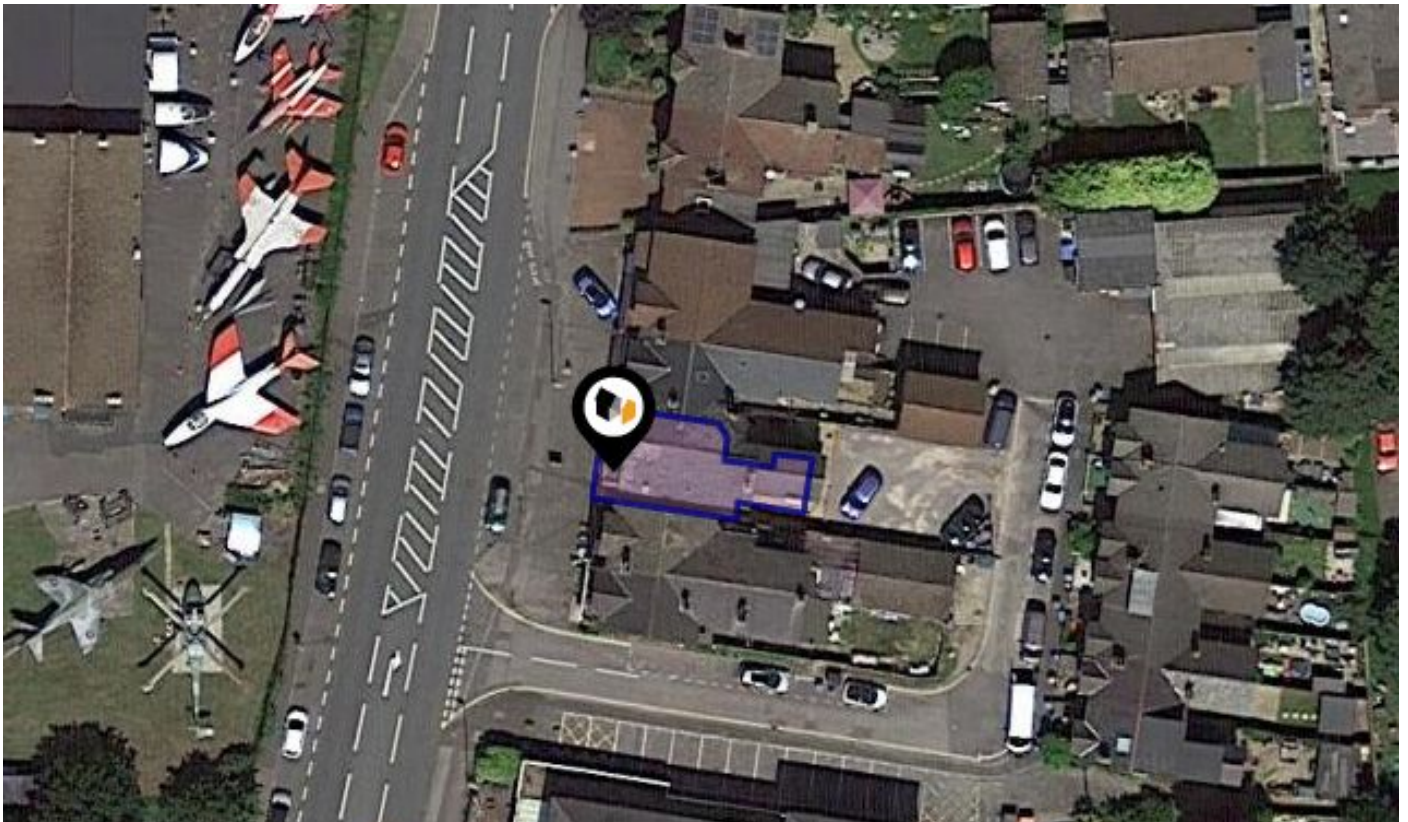


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 26th January 2025



74A, FARNBOROUGH ROAD, FARNBOROUGH, GU14 6TH

Avocado Property

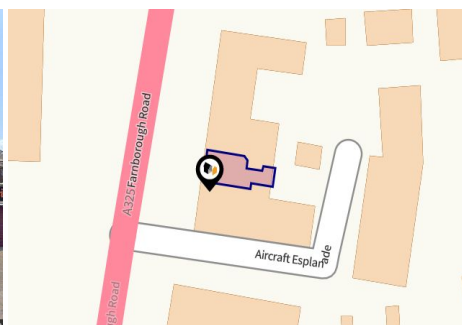
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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	24/01/2023
Bedrooms:	2	Last Sold Price:	£216,000
Floor Area:	850 ft ² / 79 m ²	Last Sold £/ft ² :	£254
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1900-1929	Start Date:	27/04/2017
Council Tax :	Band A	End Date:	28/04/2142
Annual Estimate:	£1,407	Lease Term:	125 years from and including 28/04/2017
Title Number:	HP806691	Term Remaining:	117 years
UPRN:	10008779989		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17	58	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

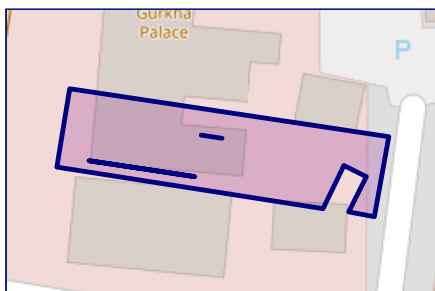


Property

Multiple Title Plans

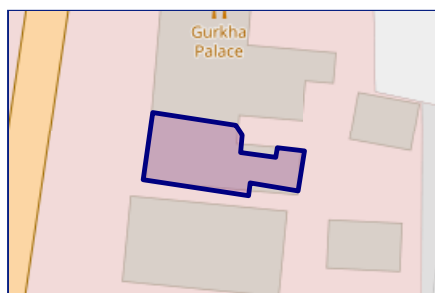


Freehold Title Plan



HP674924

Leasehold Title Plan



HP806691

Start Date:	27/04/2017
End Date:	28/04/2142
Lease Term:	125 years from and including 28/04/2017
Term Remaining:	117 years

Property
EPC - Certificate



74a, Farnborough Road, GU14 6TH

Energy rating

D

Valid until 26.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

Property

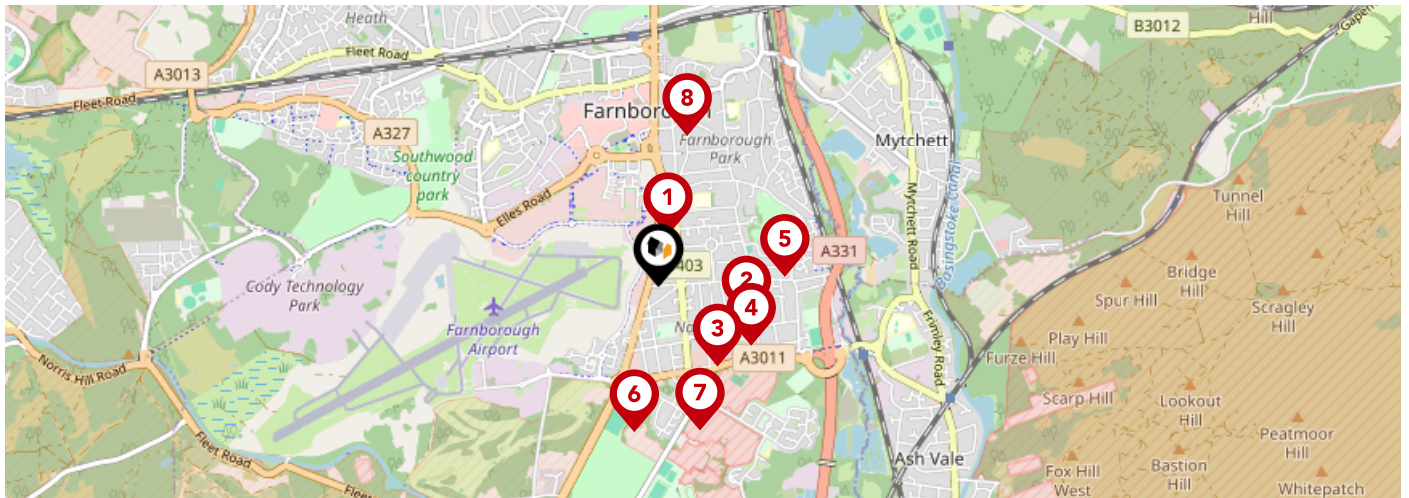
EPC - Additional Data



Additional EPC Data

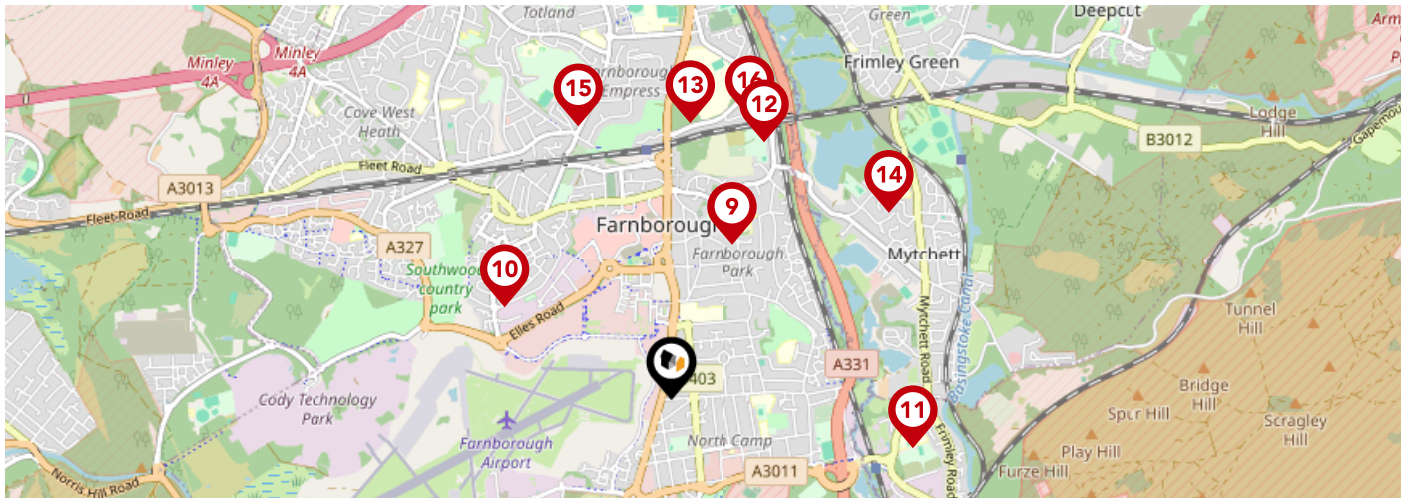
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	79 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

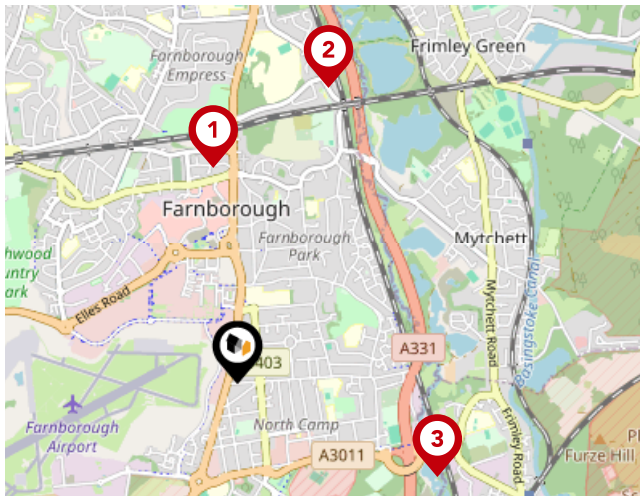
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

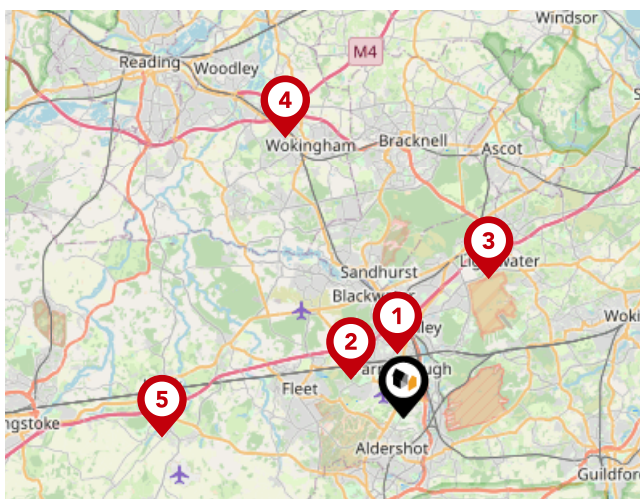
Area

Transport (National)



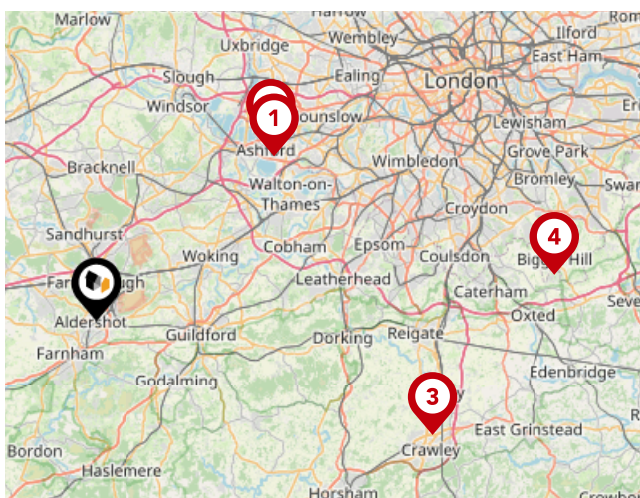
National Rail Stations

Pin	Name	Distance
	Farnborough (Main) Rail Station	1.01 miles
	Farnborough North Rail Station	1.44 miles
	North Camp Rail Station	1.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J4	2.35 miles
	M3 J4A	2.4 miles
	M3 J3	6.03 miles
	M4 J10	11.23 miles
	M3 J5	9.02 miles

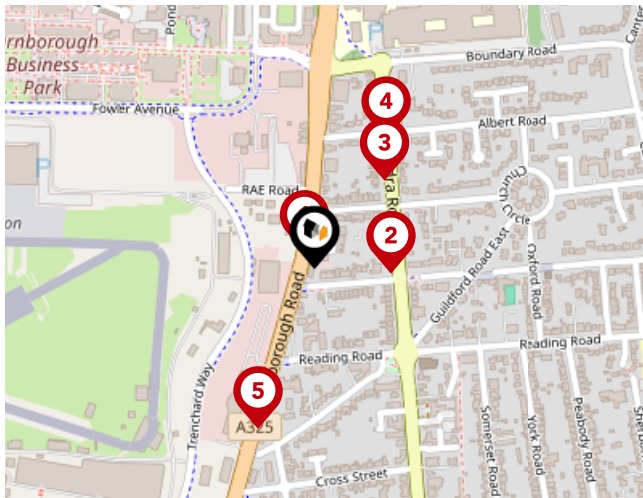


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	18.02 miles
	Heathrow Airport	18.57 miles
	Gatwick Airport	26.35 miles
	Leaves Green	34.17 miles

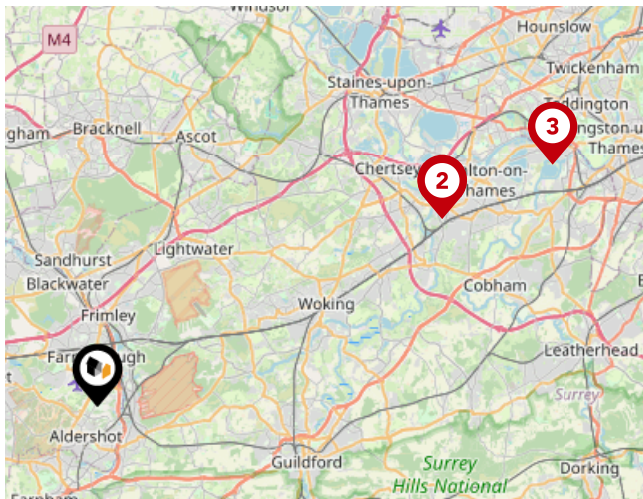
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	F.A.S.T Museum	0.02 miles
2	Church Road West	0.09 miles
3	Albert Road	0.13 miles
4	Albert Road	0.17 miles
5	Aviator Hotel	0.2 miles



Ferry Terminals

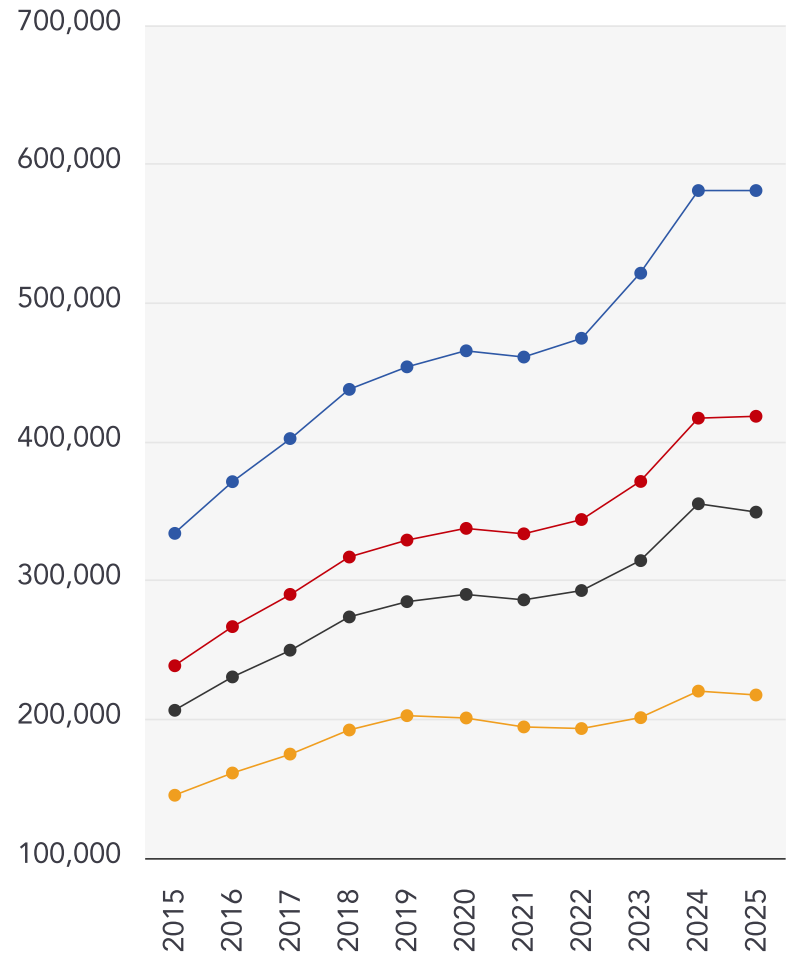
Pin	Name	Distance
1	Shepperton Ferry Landing	14.55 miles
2	Weybridge Ferry Landing	14.54 miles
3	Moulsey - Hurst Park Ferry Landing	19.06 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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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