

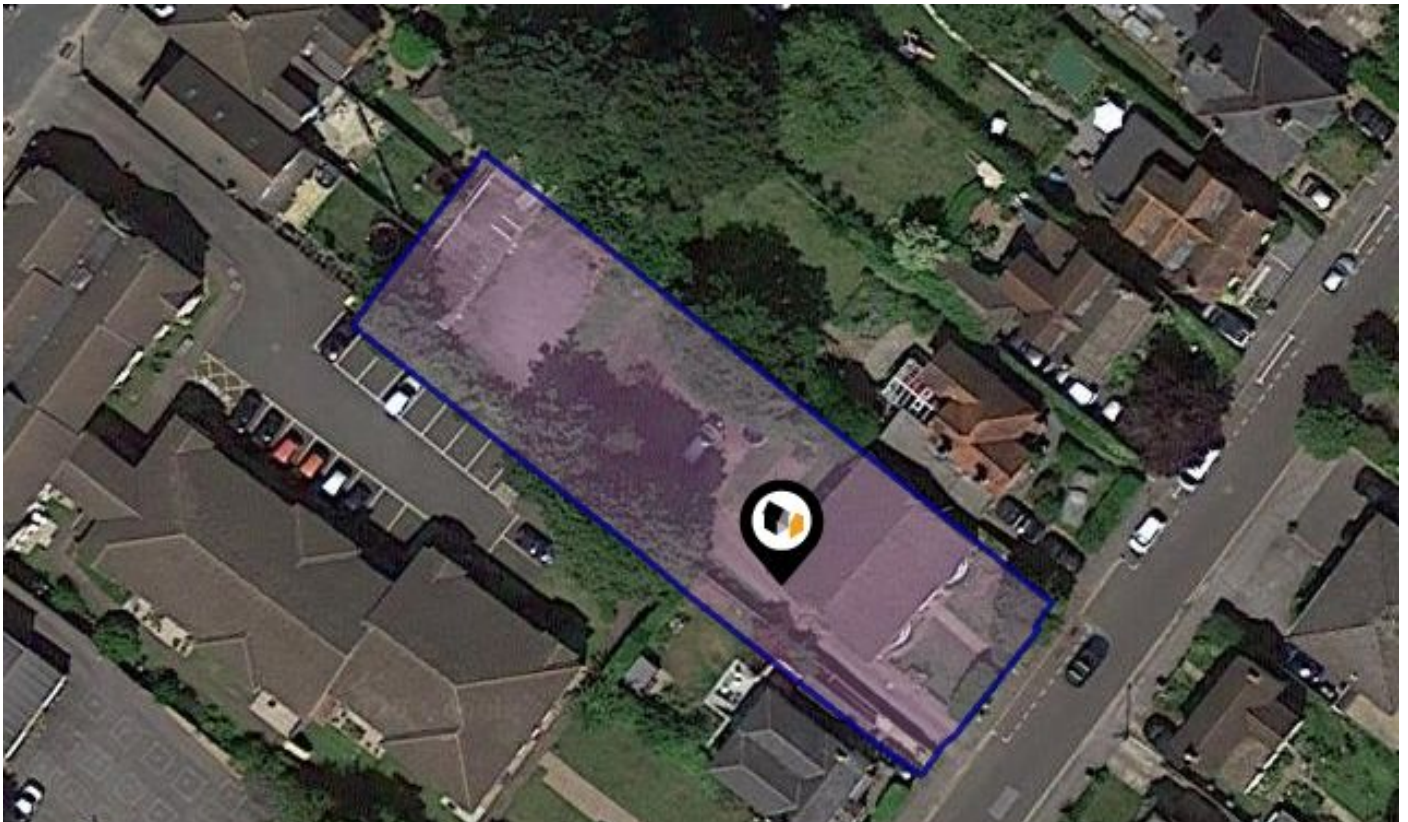


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



FLAT 1, 84, CONNAUGHT ROAD, FLEET, GU51 3LP

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	31/05/2001
Bedrooms:	2	Last Sold Price:	£110,000
Floor Area:	678 ft ² / 63 m ²	Last Sold £/ft ² :	£162
Plot Area:	0.29 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	26/03/1975
Council Tax :	Band B	End Date:	25/12/2073
Annual Estimate:	£1,691	Lease Term:	99 years from 25 December 1974
Title Number:	HP601929	Term Remaining:	48 years
UPRN:	100062325610		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



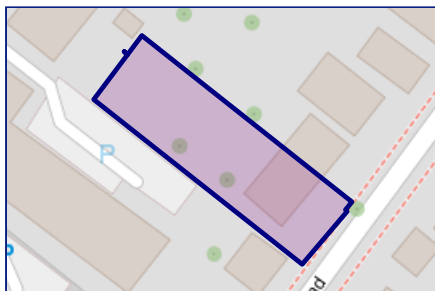
Satellite/Fibre TV Availability:



Property Multiple Title Plans



Freehold Title Plan



HP487710

Leasehold Title Plan



HP601929

Start Date:	26/03/1975
End Date:	25/12/2073
Lease Term:	99 years from 25 December 1974
Term Remaining:	48 years

Property

EPC - Certificate



Flat 1, 84, Connaught Road, GU51 3LP

Energy rating

D

Valid until 23.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

Property

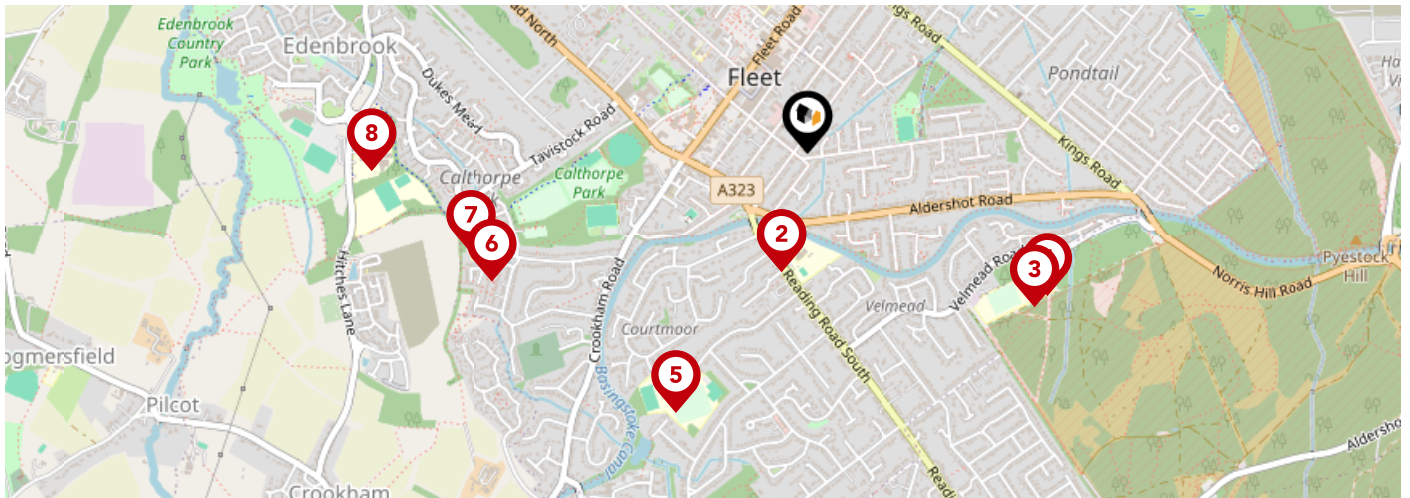
EPC - Additional Data



Additional EPC Data

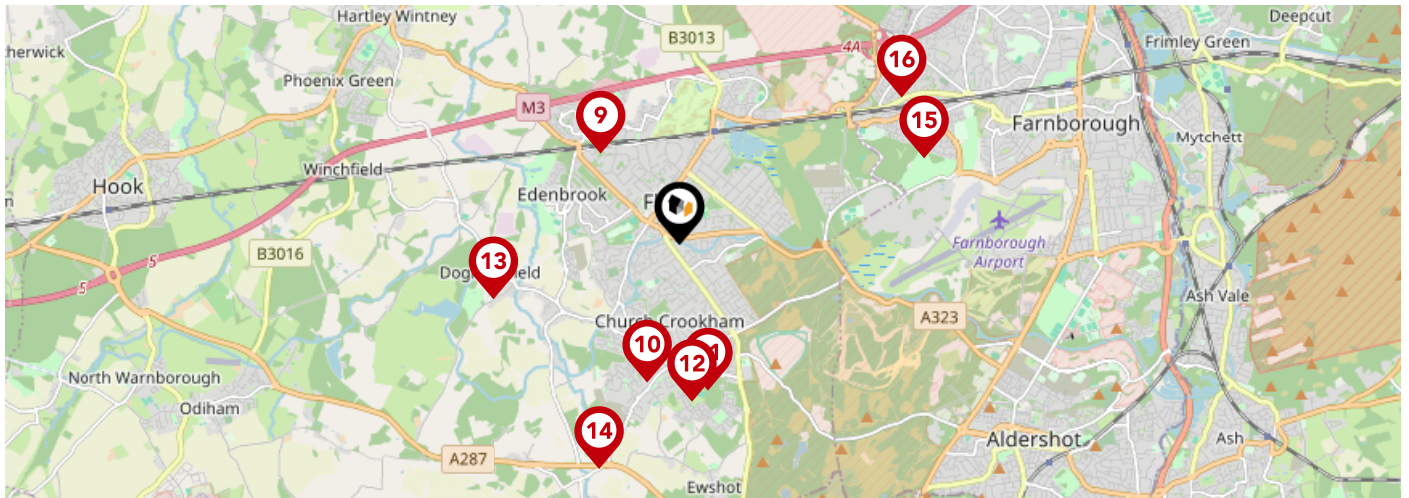
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heatherside Junior School Ofsted Rating: Outstanding Pupils: 378 Distance:0.28	☐	☒	☐	☐	☐
2	Heatherside Infant School Ofsted Rating: Outstanding Pupils: 261 Distance:0.28	☐	☒	☐	☐	☐
3	Velmead Junior School Ofsted Rating: Good Pupils: 383 Distance:0.64	☐	☒	☐	☐	☐
4	Fleet Infant School Ofsted Rating: Good Pupils: 260 Distance:0.65	☐	☒	☐	☐	☐
5	Court Moor School Ofsted Rating: Good Pupils: 1140 Distance:0.68	☐	☐	☒	☐	☐
6	All Saints Church of England Aided Junior School Ofsted Rating: Good Pupils: 536 Distance:0.79	☐	☒	☐	☐	☐
7	Tavistock Infant School Ofsted Rating: Good Pupils: 191 Distance:0.82	☐	☒	☐	☐	☐
8	Calthorpe Park School Ofsted Rating: Good Pupils: 1591 Distance:1.01	☐	☐	☒	☐	☐

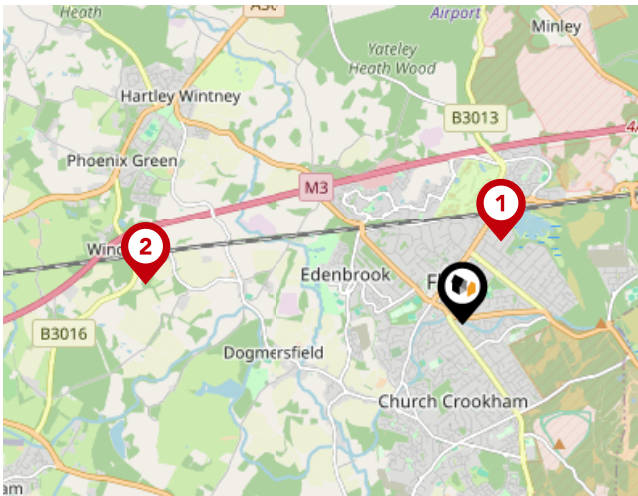
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Elvetham Heath Primary School Ofsted Rating: Outstanding Pupils: 650 Distance: 1.12	☐	☒	☐	☐	☐
10	Crookham Church of England Aided Infant School Ofsted Rating: Good Pupils: 176 Distance: 1.31	☐	☒	☐	☐	☐
11	Church Crookham Junior School Ofsted Rating: Good Pupils: 571 Distance: 1.38	☐	☒	☐	☐	☐
12	Tweseldown Infant School Ofsted Rating: Good Pupils: 352 Distance: 1.45	☐	☒	☐	☐	☐
13	Dogmersfield Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance: 1.8	☐	☒	☐	☐	☐
14	St Nicholas' School Ofsted Rating: Not Rated Pupils: 302 Distance: 2.22	☐	☐	☒	☐	☐
15	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance: 2.41	☐	☒	☐	☐	☐
16	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance: 2.47	☐	☒	☐	☐	☐

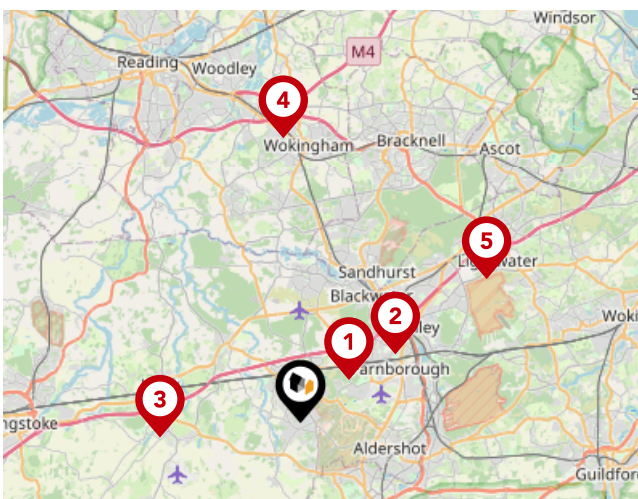
Area

Transport (National)



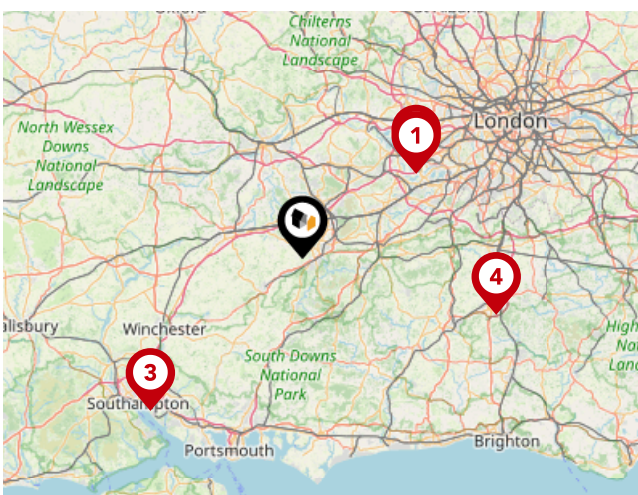
National Rail Stations

Pin	Name	Distance
1	Fleet Rail Station	0.85 miles
2	Winchfield Rail Station	2.97 miles
3	Farnborough (Main) Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.38 miles
2	M3 J4	4.31 miles
3	M3 J5	5.29 miles
4	M4 J10	10.54 miles
5	M3 J3	8.7 miles

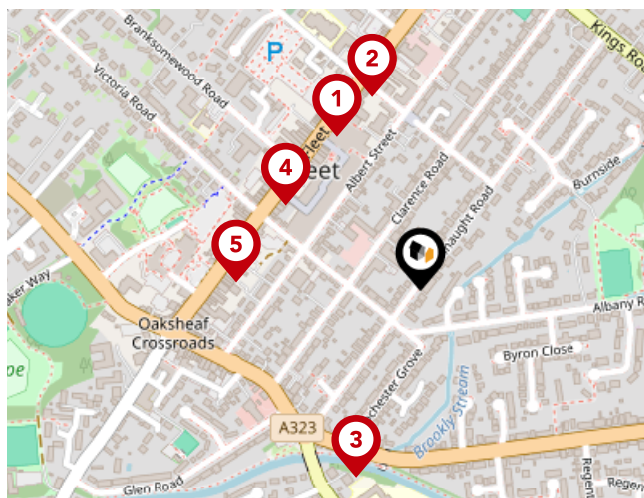


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	21 miles
2	Heathrow Airport	21.44 miles
3	Southampton Airport	32.11 miles
4	Gatwick Airport	29.86 miles

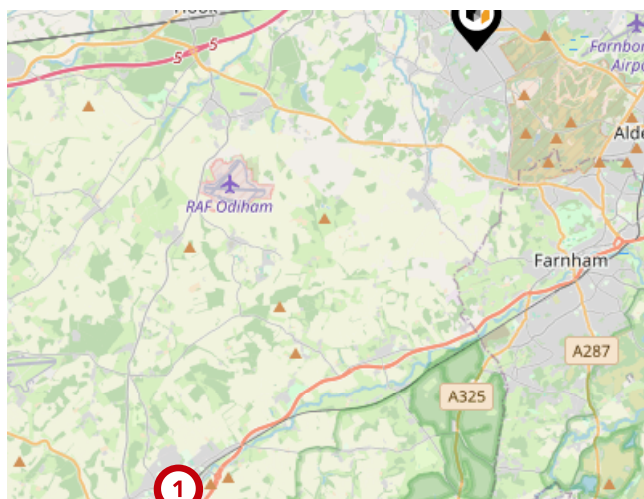
Area

Transport (Local)



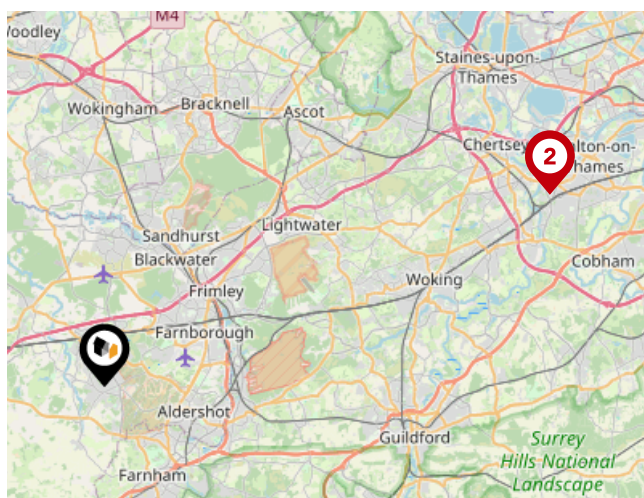
Bus Stops/Stations

Pin	Name	Distance
1	The Hart Centre	0.2 miles
2	Church Road	0.23 miles
3	Rochester Grove	0.23 miles
4	Branksomewood Road	0.18 miles
5	Upper Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.42 miles



Ferry Terminals

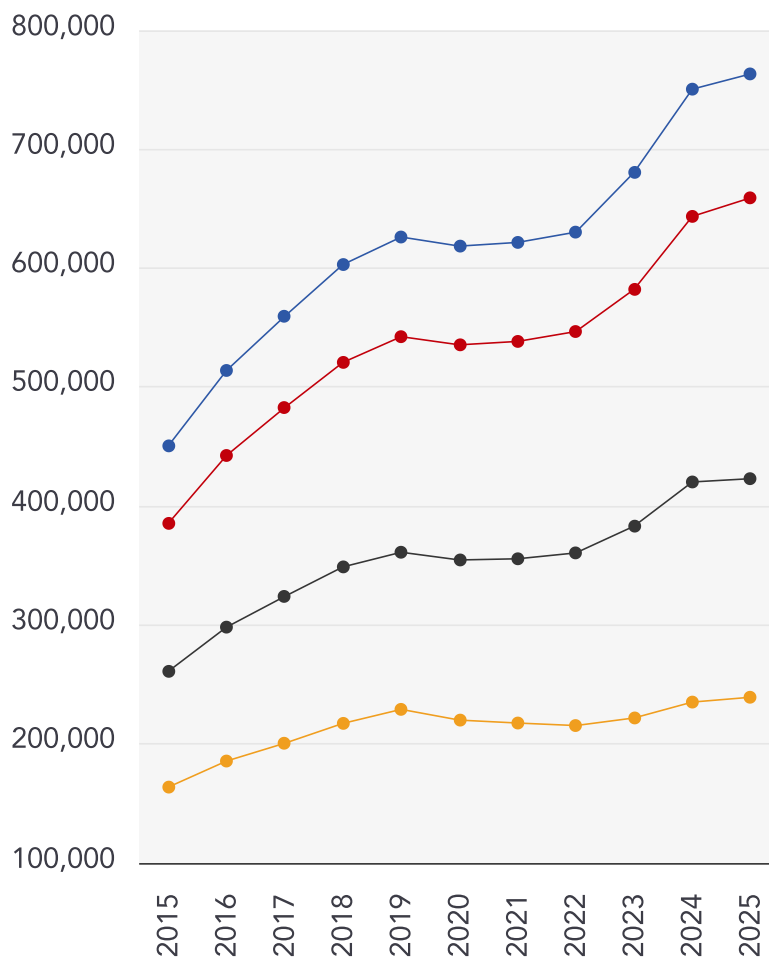
Pin	Name	Distance
1	Shepperton Ferry Landing	17.98 miles
2	Weybridge Ferry Landing	17.97 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU51



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

+46.1%

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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