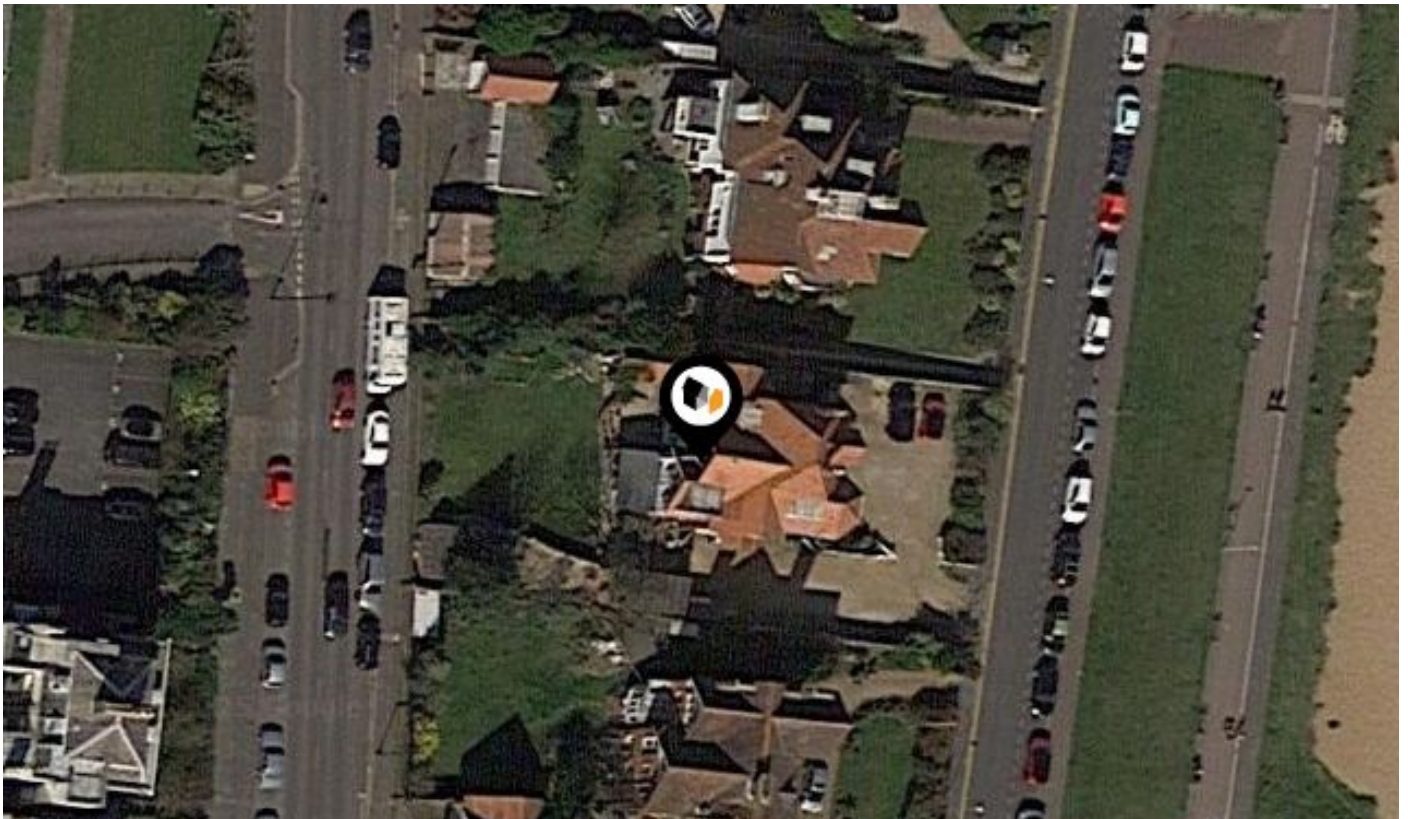


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 08<sup>th</sup> February 2025**



**20, MARINE ROAD, WALMER, CT14**

## Labram Holmes

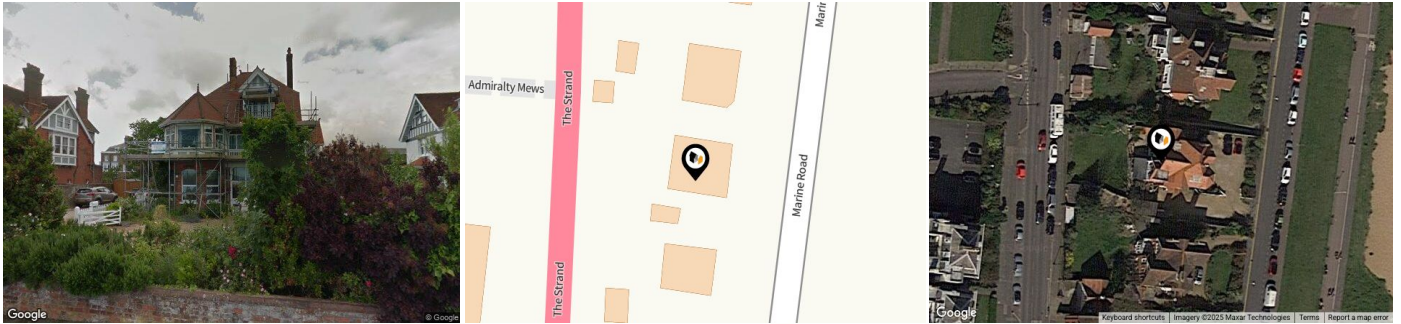
Marlowe Innovation Centre, Marlowe Way, Ramsgate, England, CT12 6FA

01304 403168

[christian@labramholmes.co.uk](mailto:christian@labramholmes.co.uk)

[www.labramholmes.co.uk](http://www.labramholmes.co.uk)

# Property Overview






## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	2,022 ft <sup>2</sup> / 187 m <sup>2</sup>
Council Tax :	Band B
Annual Estimate:	£1,753

## Local Area

Local Authority:	Dover
Conservation Area:	Walmer - Seafront
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Medium

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

<b>16</b> mb/s	<b>77</b> mb/s	<b>1000</b> mb/s
		

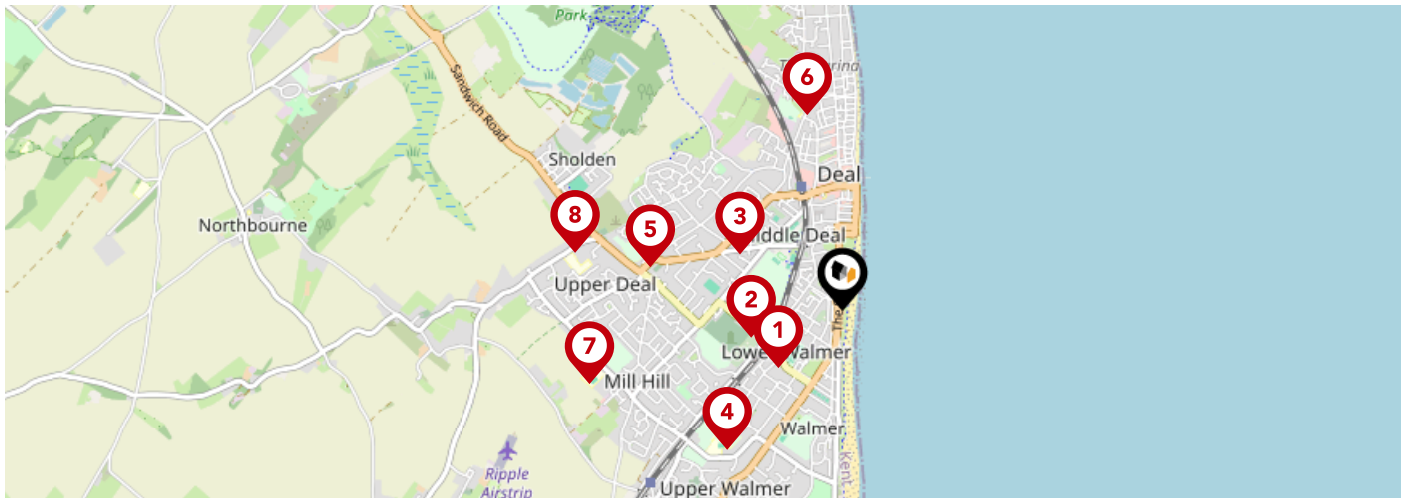
### Mobile Coverage: (based on calls indoors)



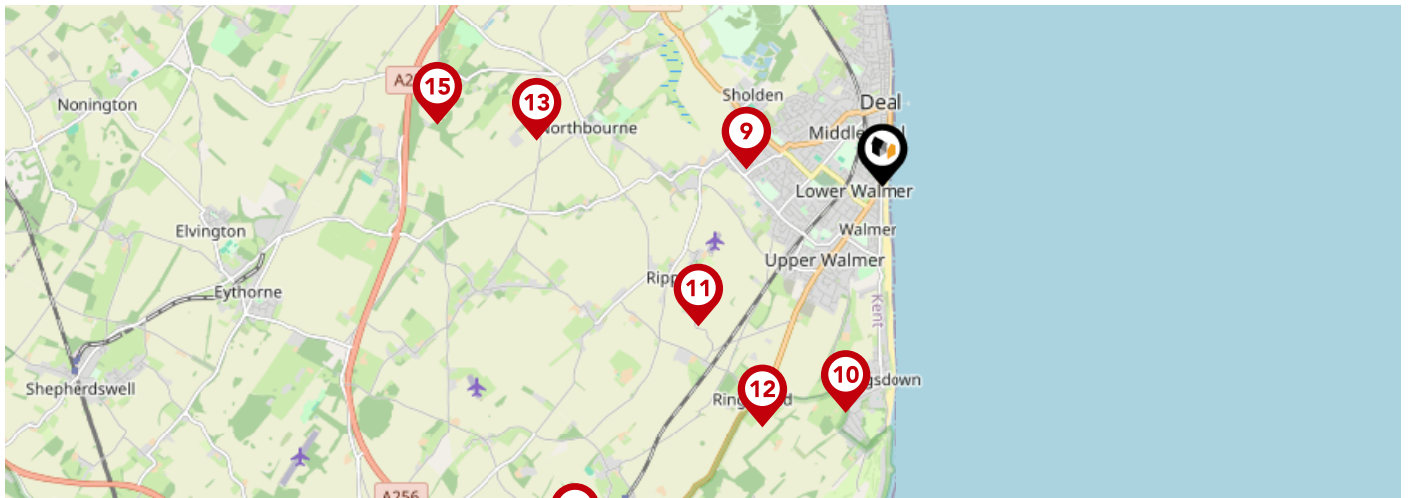
### Satellite/Fibre TV Availability:











# Area Schools



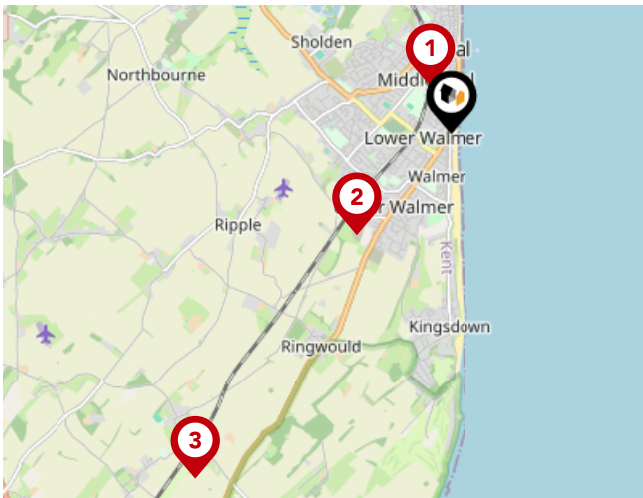
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Deal Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Goodwin Academy</b> Ofsted Rating: Requires improvement   Pupils: 852   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Brewood Secondary School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Downs Church of England Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Warden House Primary School</b> Ofsted Rating: Outstanding   Pupils: 392   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sandown School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sholden Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Hornbeam Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsdown and Ringwoud Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ripplevale School</b> Ofsted Rating: Good   Pupils: 175   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Learning Opportunities Centre Secondary</b> Ofsted Rating: Good   Pupils: 30   Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Worth Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northbourne Park School</b> Ofsted Rating: Not Rated   Pupils: 178   Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langdon Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

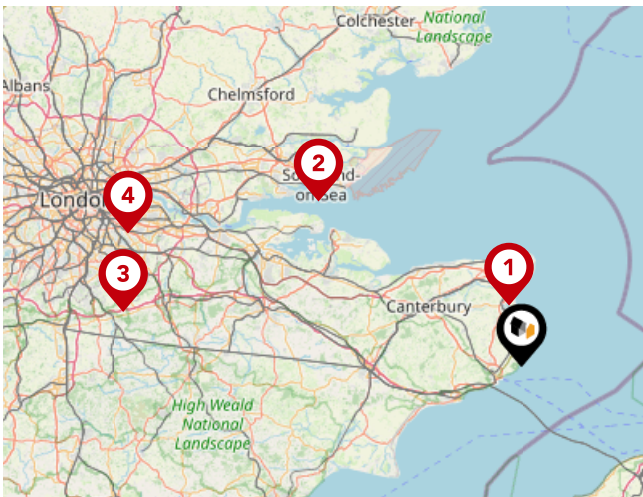
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Deal Rail Station	0.47 miles
2	Walmer Rail Station	1.29 miles
3	Martin Mill Rail Station	4 miles

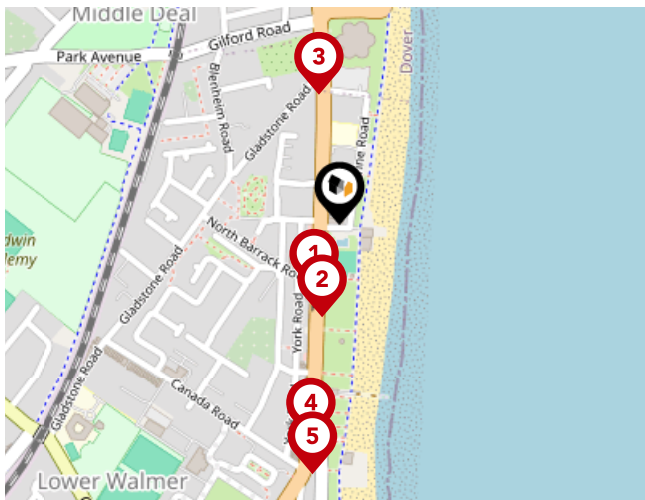


### Airports/Helipads

Pin	Name	Distance
1	Manston	9.2 miles
2	Southend-on-Sea	38.78 miles
3	Leaves Green	59.82 miles
4	Silvertown	61.71 miles

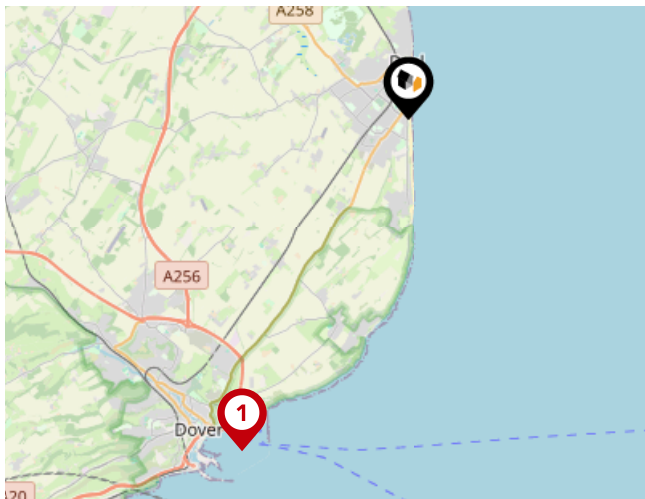
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	North Barrack Road	0.08 miles
2	North Barrack Road	0.11 miles
3	Deal Castle	0.15 miles
4	Canada Road	0.25 miles
5	Canada Road	0.29 miles



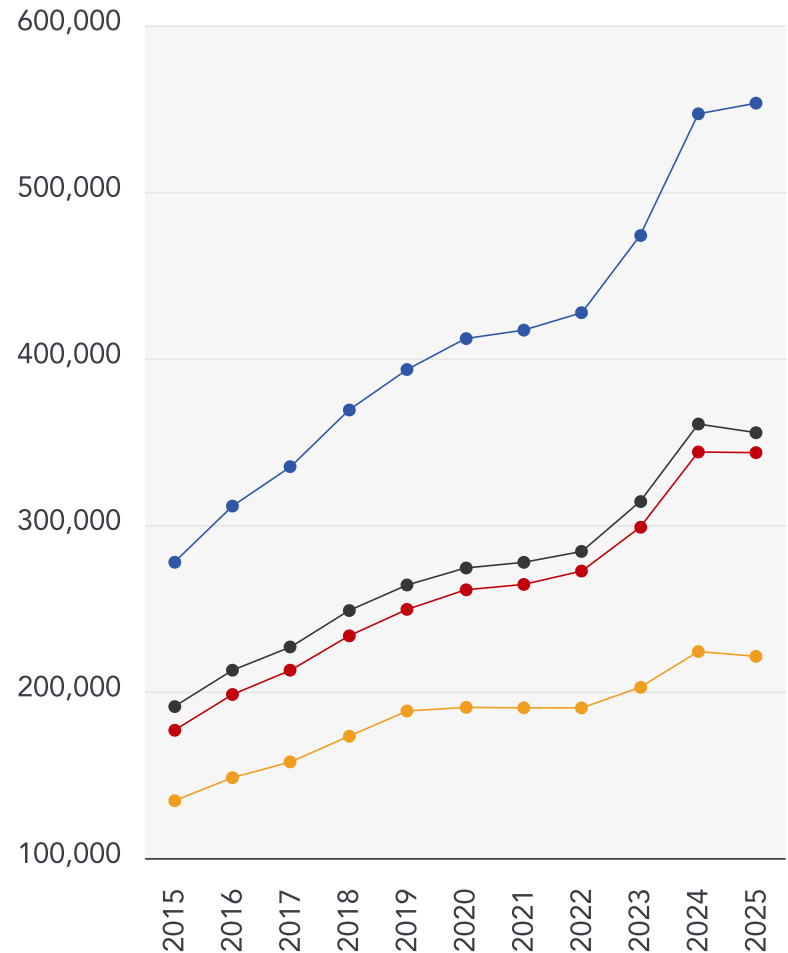
### Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	6.9 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CT14



Detached

**+99.32%**

Terraced

**+86.13%**

Semi-Detached

**+94.33%**

Flat

**+64.48%**



### Labram Holmes

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Labram Holmes are an independent estate agency, specialising in the sale of property across the South & South East. We're born from the desire to help our neighbours with their move and bring many years of local knowledge and experience to bear on. We're not a faceless website or a large national network. We focus on delivering a premium personal service that you can not only rely on but will be happy to recommend to your family and friends.

Our team are local to their areas, very experienced and look after everything from start to finish. These are the key ingredients needed to assist you in selling your property. From the moment you speak to our team to the time that the property sale completes, we will be central to your move. It may seem like an obvious thing to expect from an estate agency, however, from experience, it isn't always offered within this industry

### Testimonial 1



Great service from a dedicated individual! We used Christian for our sale and purchase. We were instantly impressed with his honesty in dealing with us during viewings and had no issue signing him up to sell our place. He did this very efficiently in a complex market. Our favourite part has been how easy he is to communicate with, he worked unbelievably hard to get the large chain to find a date and never stopped working until we successfully exchanged.

### Testimonial 2



Christian took over from another agency and sold our parents' house at a very challenging time. He brought his extensive skills and marketing expertise and got the property sold to a suitable buyer, keeping us fully informed and involved each step of the way. We are very grateful for his services and wouldn't hesitate to recommend him to others and use his services ourselves next time we need a property sold.

### Testimonial 3



Chris Tatton has been absolutely brilliant throughout our sale and purchase with consistent communication and going above and beyond to help with everything and anything. Would definitely recommend and use again in the future.

# Labram Holmes

## 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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