

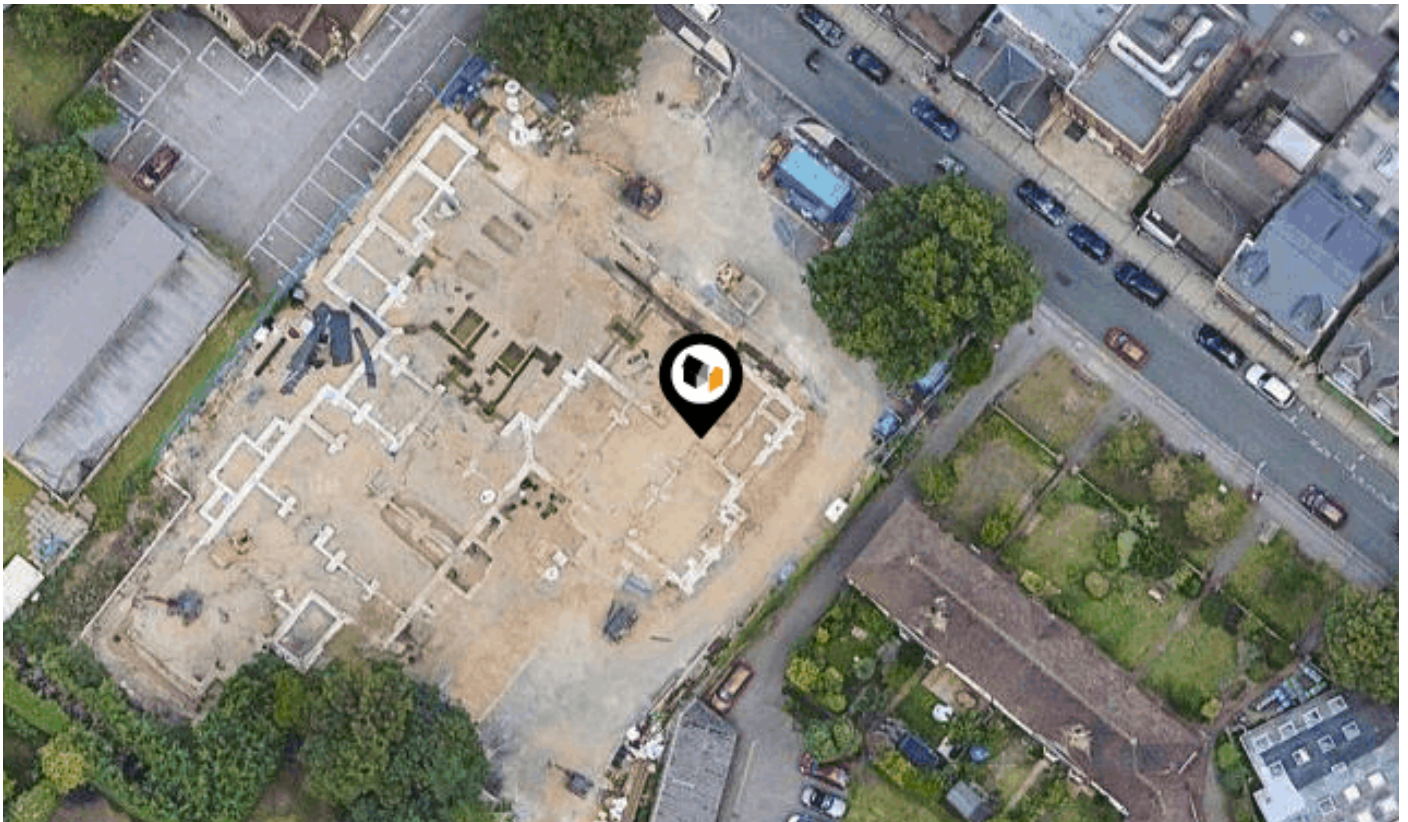


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th November 2023



**FLAT 24, CAMPBELL HOUSE, 24, QUEENS ROAD,
WEYBRIDGE, KT13 9UX**

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

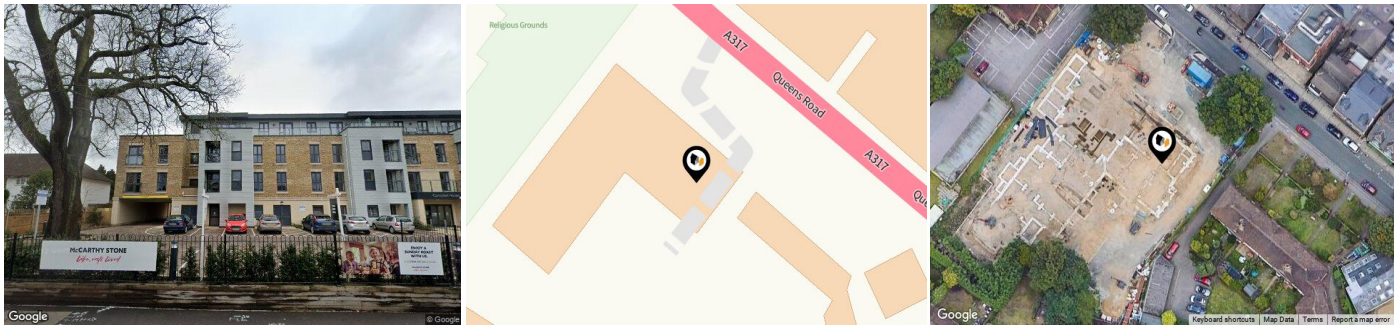
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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 882 ft² / 82 m²
Year Built : 2017
Council Tax : Band D
Annual Estimate: £2,159
UPRN: 10095341043

Last Sold Date: 13/04/2018
Last Sold Price: £4,800,000
Last Sold £/ft²: £5,442

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s
50 mb/s
1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Flat 24, Campbell House, 24 Queens Road, KT13 9UX

Energy rating

B

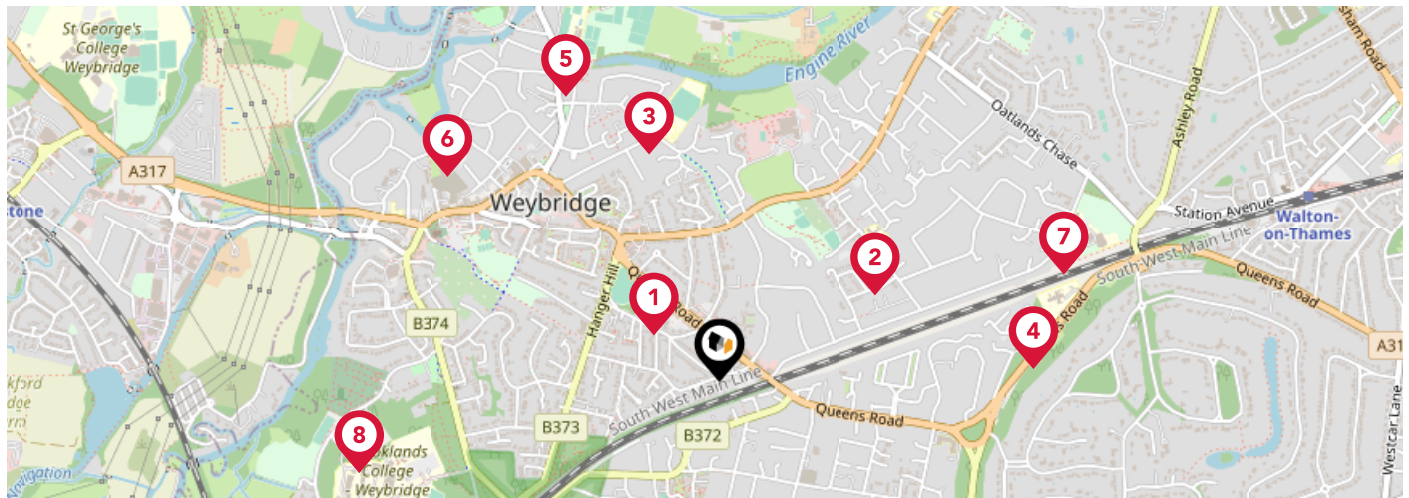
Valid until 27.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

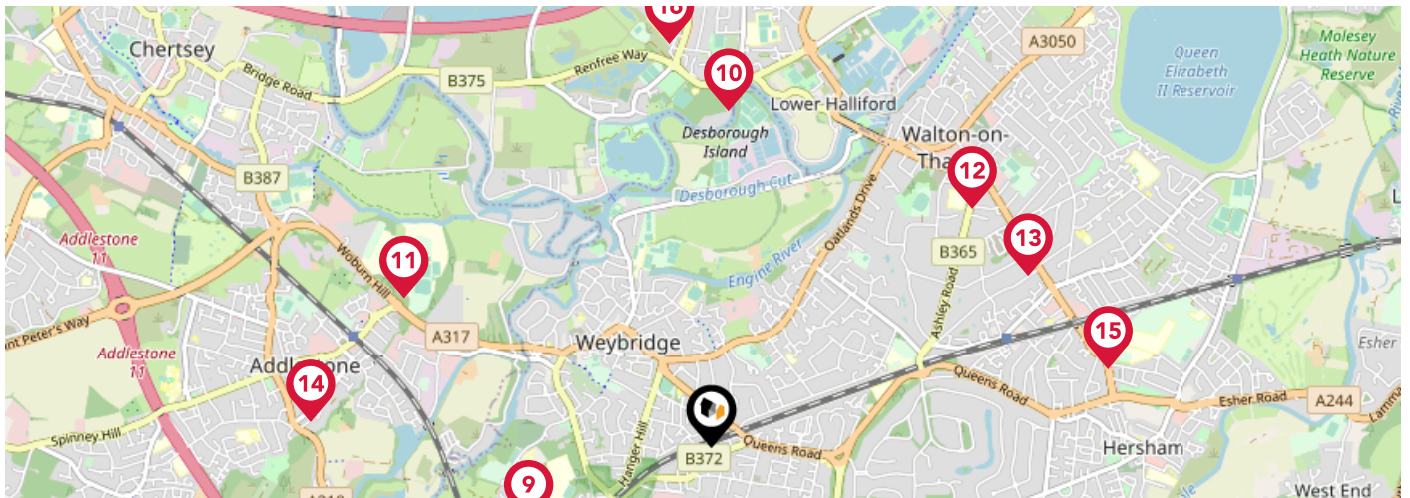
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	82 m ²

Area Schools



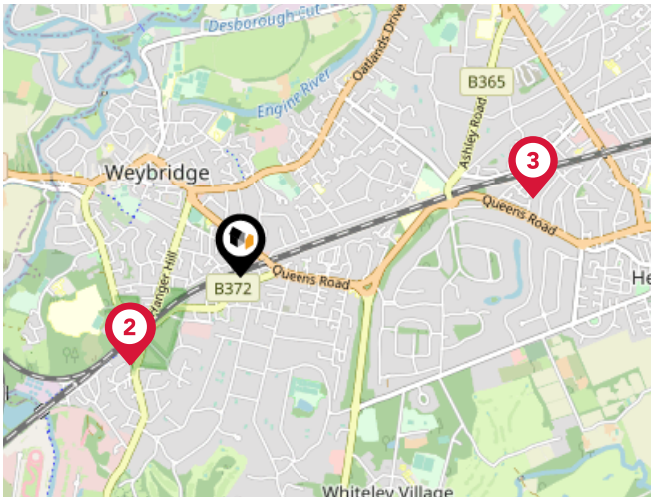
		Nursery	Primary	Secondary	College	Private
1	Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heathside School Ofsted Rating: Good Pupils: 1257 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Brooklands College Ofsted Rating: Good Pupils:0 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

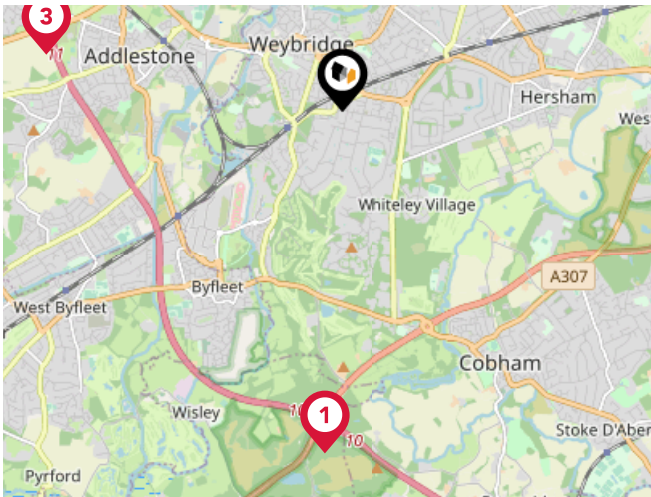
Area

Transport (National)



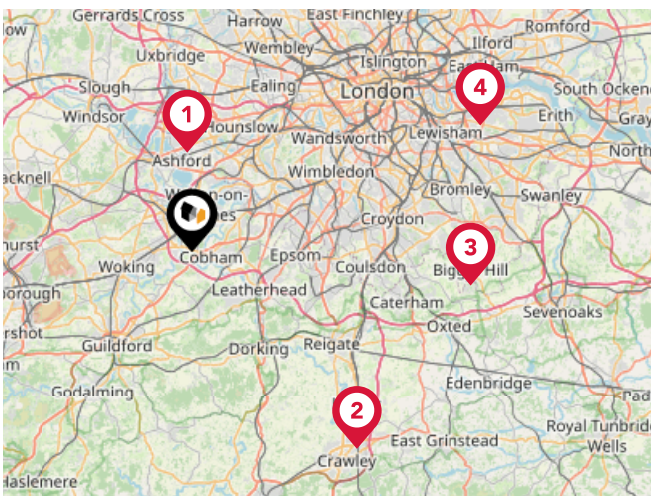
National Rail Stations

Pin	Name	Distance
1	Weybridge Rail Station	0.65 miles
2	Weybridge Rail Station	0.66 miles
3	Walton-on-Thames Rail Station	1.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	3.17 miles
2	M3 J1	3.74 miles
3	M25 J11	2.79 miles
4	M25 J12	4.55 miles
5	M3 J2	4.65 miles

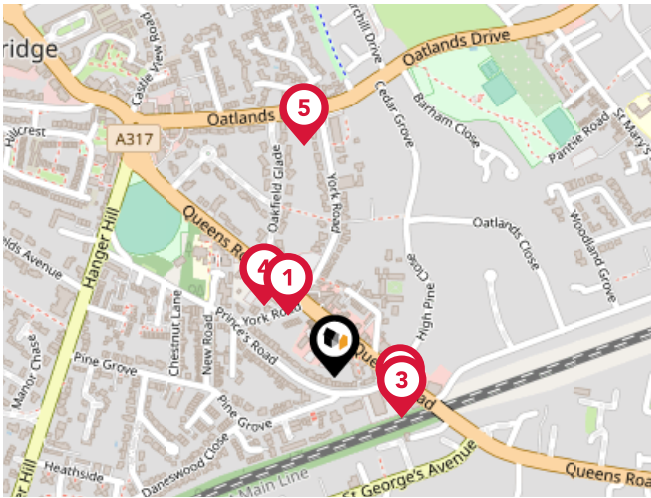


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.39 miles
2	London Gatwick Airport	19.06 miles
3	Biggin Hill Airport	20.85 miles
4	London City Airport	23.35 miles

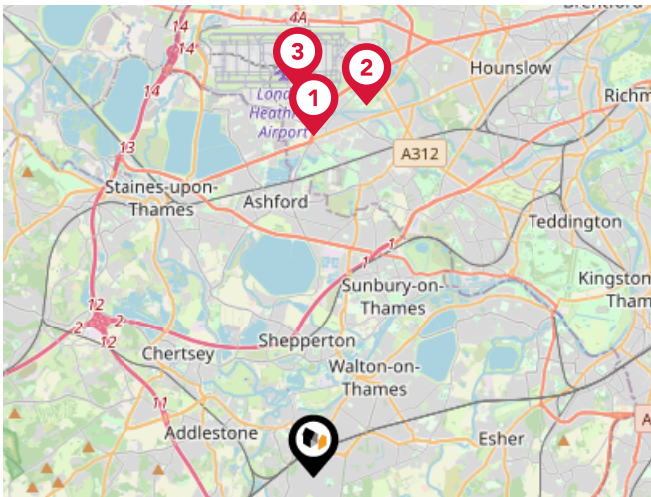
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	York Road	0.09 miles
2	Haines Bridge	0.08 miles
3	Haines Bridge	0.09 miles
4	York Road	0.12 miles
5	Vaillant Road	0.27 miles



Local Connections

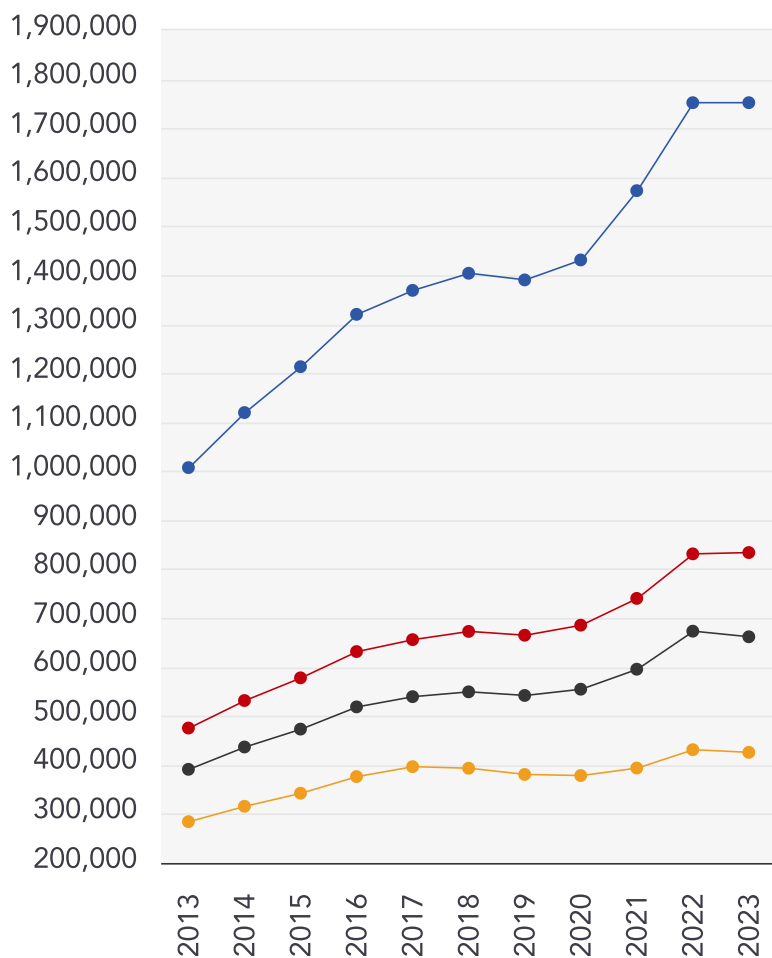
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.28 miles
2	Hatton Cross Underground Station	6.92 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.17 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT13



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



James Neave

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Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



James Neave

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