

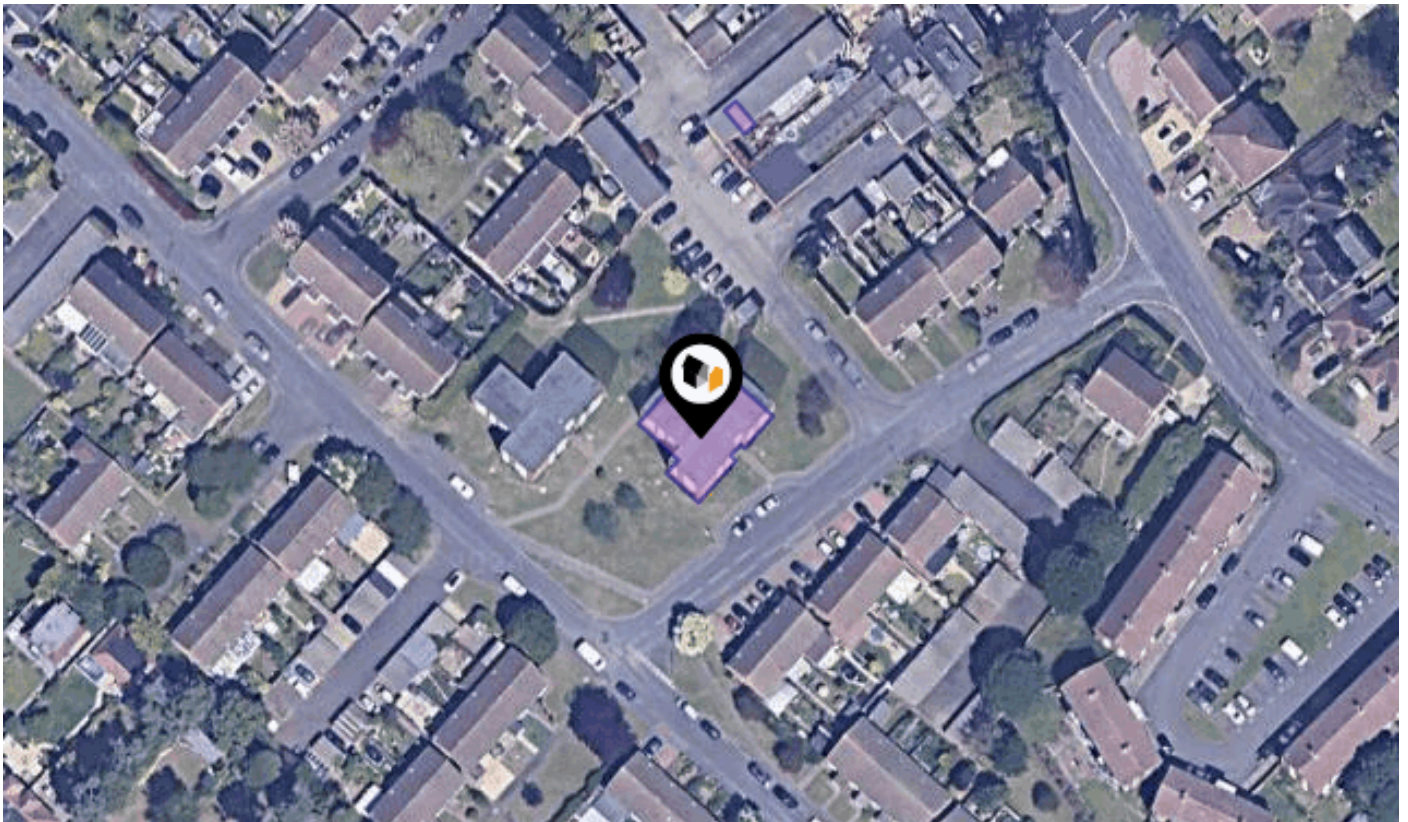


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th March 2024



EGMONT COURT, 16, EGMONT ROAD, WALTON-ON-THAMES, KT12

James Neave

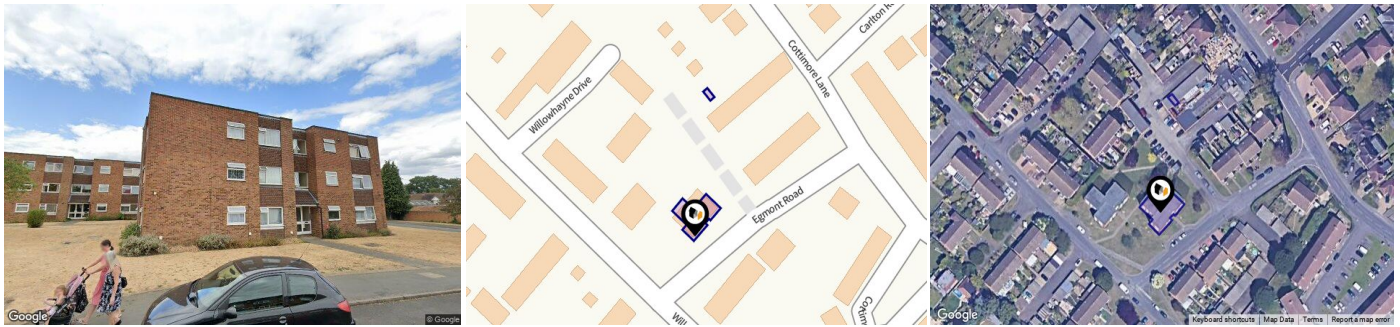
38 High Street Walton on Thames Surrey KT12 1DE

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£185
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	667 ft ² / 62 m ²	Lease Term:	99 years from 3rd December 2015
Plot Area:	0.06 acres	Term Remaining:	-
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,919		
Title Number:	SY832513		
UPRN:	100062122316		

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	212 mb/s	- mb/s

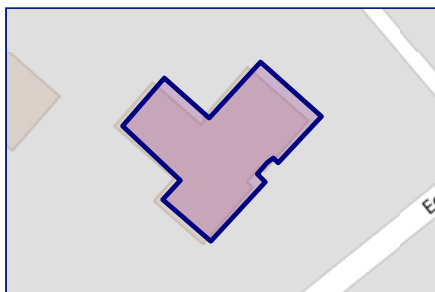
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

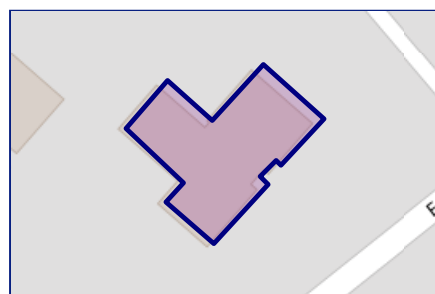


Freehold Title Plan



SY492512

Leasehold Title Plan



SY832513

Start Date: -
End Date: -
Lease Term: 99 years from 3rd December 2015
Term Remaining: -

Property EPC - Certificate

16, Egmont Road, KT12

Energy rating

F

Valid until 12.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	33 F	
1-20	G		

Property

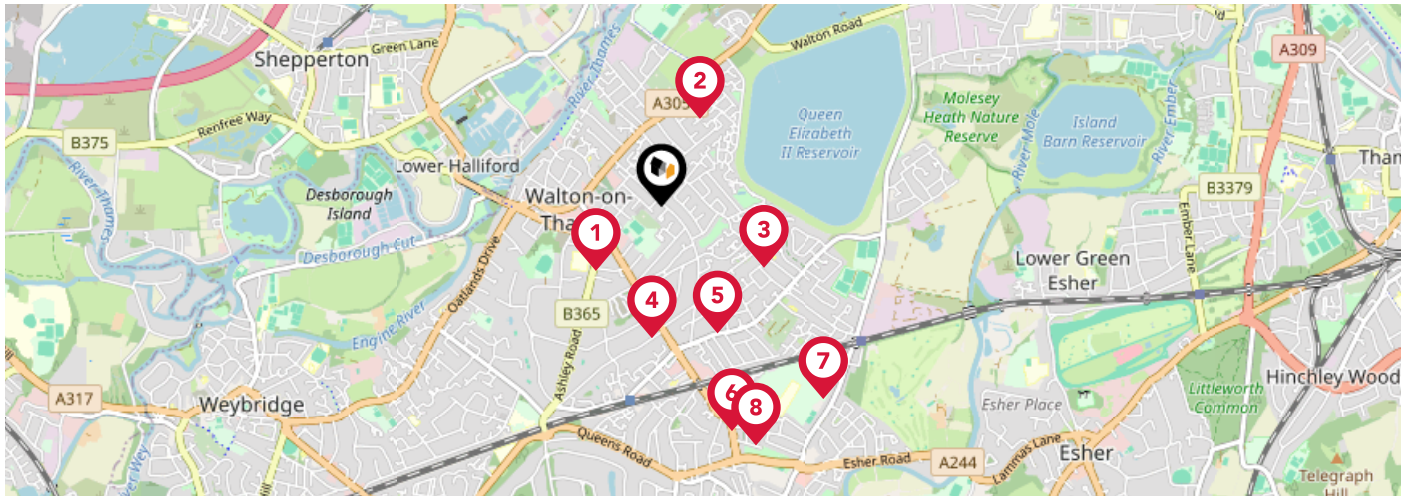
EPC - Additional Data



Additional EPC Data

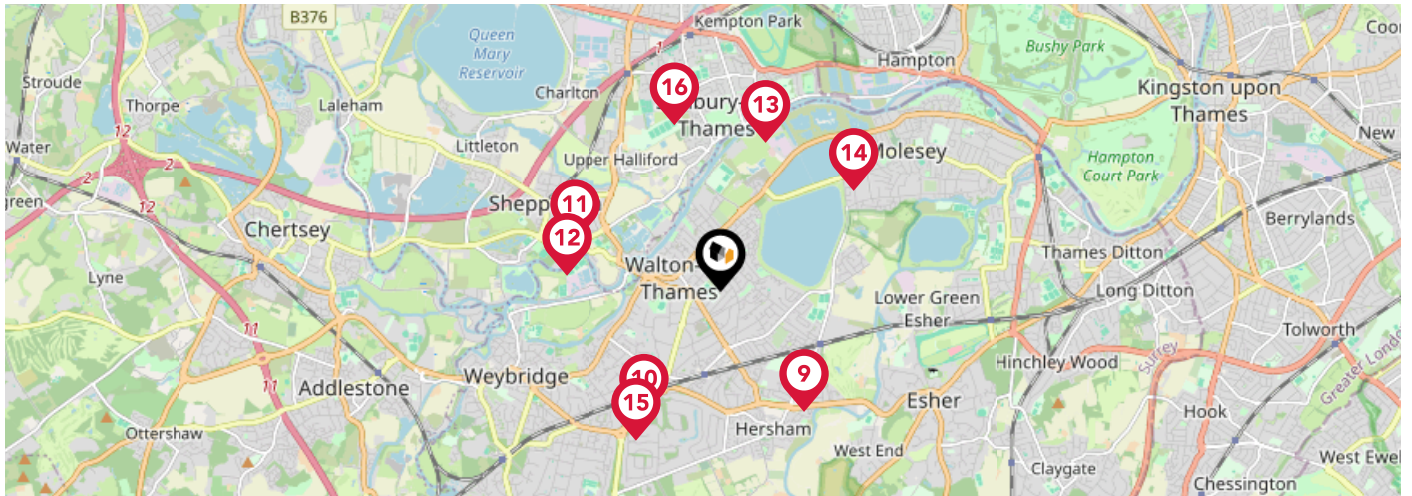
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

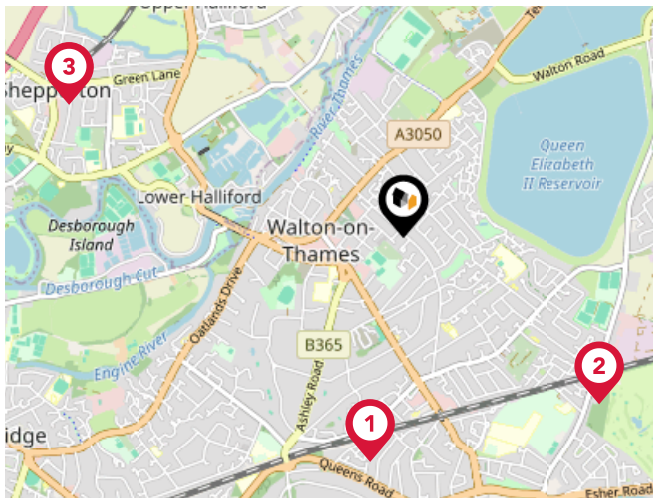
Area Schools



		Nursery	Primary	Secondary	College	Private
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech House School Ofsted Rating: Good Pupils: 5 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkedale Primary School Ofsted Rating: Good Pupils: 179 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

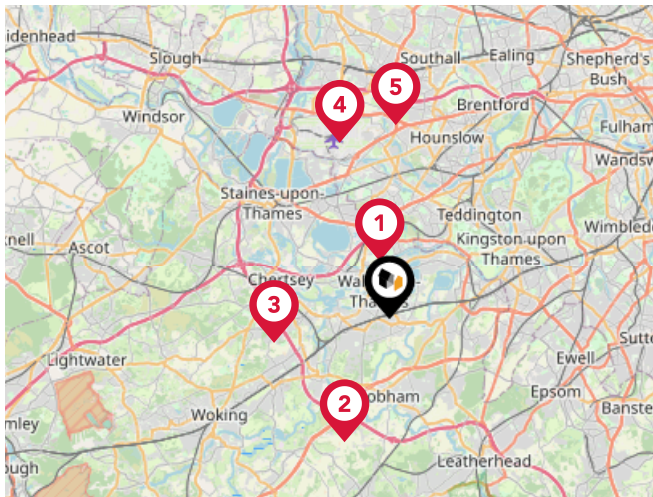
Area

Transport (National)



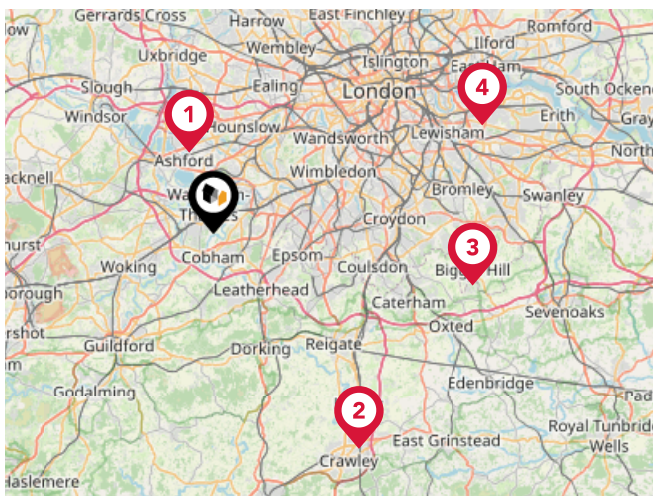
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.05 miles
2	Hersham Rail Station	1.19 miles
3	Shepperton Rail Station	1.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.19 miles
2	M25 J10	4.86 miles
3	M25 J11	4.34 miles
4	M4 J4A	6.75 miles
5	M4 J3	7.15 miles

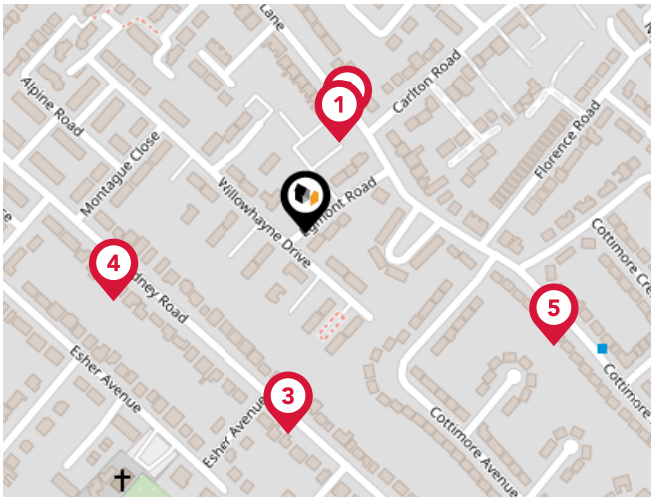


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.25 miles
2	London Gatwick Airport	19.27 miles
3	Biggin Hill Airport	19.57 miles
4	London City Airport	21.42 miles

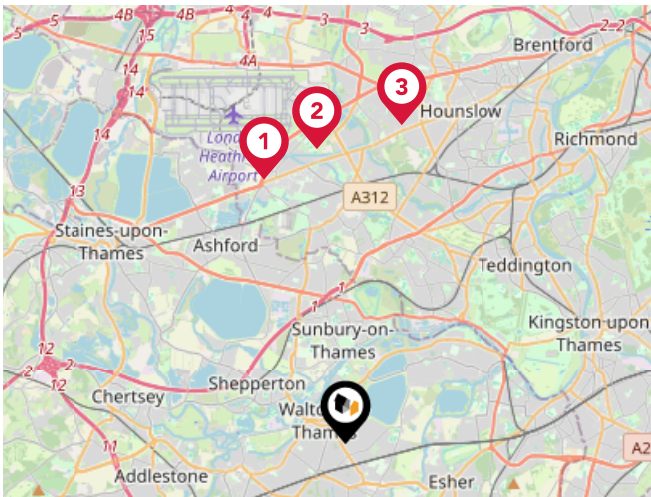
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Carlton Road	0.06 miles
2	Carlton Road	0.07 miles
3	Sidney Road	0.12 miles
4	Sidney Road	0.12 miles
5	Cottimore Crescent	0.16 miles



Local Connections

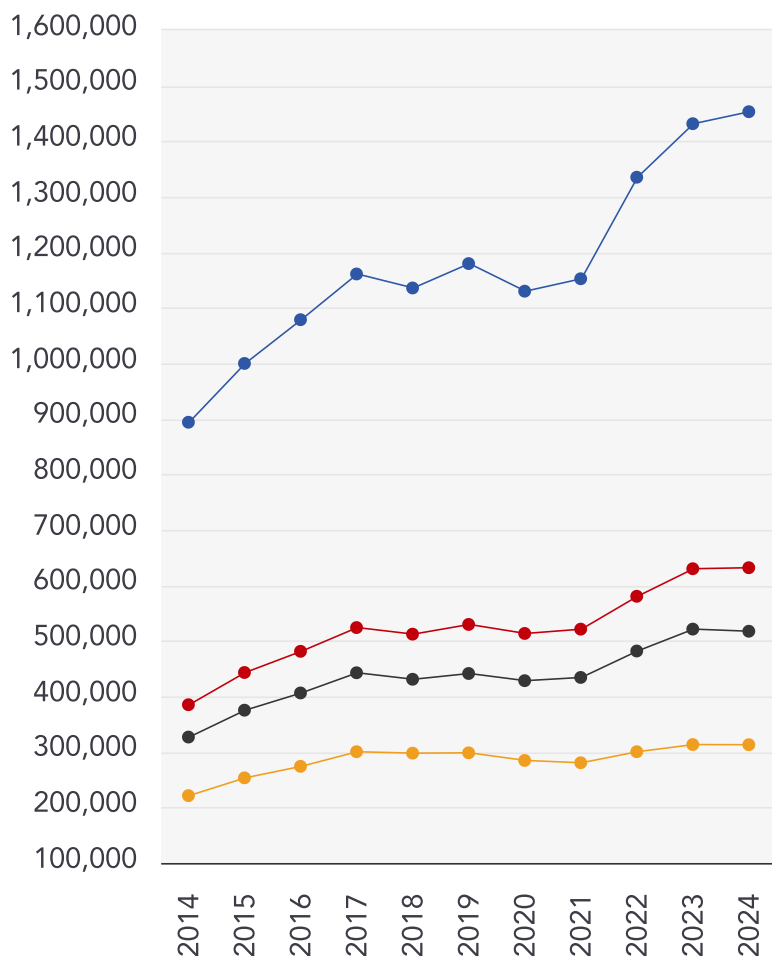
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.11 miles
2	Hatton Cross Underground Station	5.48 miles
3	Hounslow West Underground Station	6.01 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%



James Neave

James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

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"



/JamesNeave



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James Neave

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