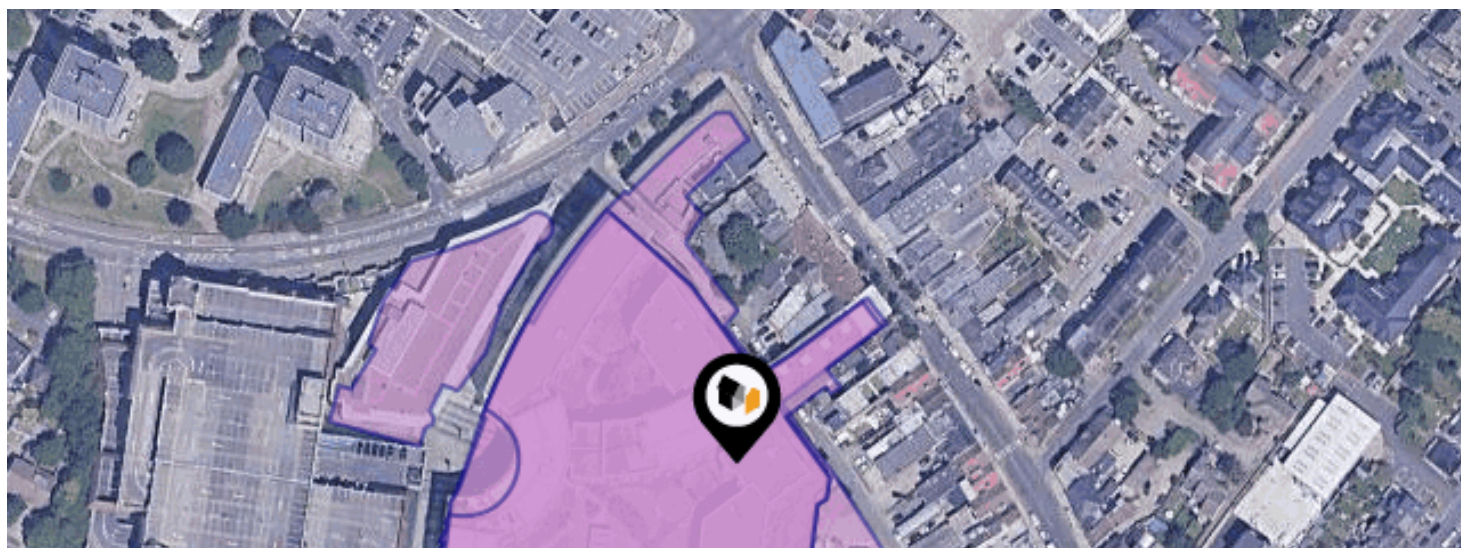




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



THE HEART, WALTON-ON-THAMES, KT12

James Neave

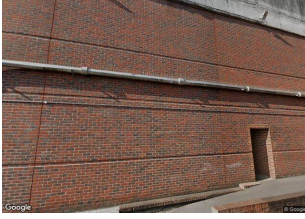
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

| | |
|-------------------------|---|
| Type: | Flat / Maisonette |
| Bedrooms: | 2 |
| Floor Area: | 807 ft ² / 75 m ² |
| Plot Area: | 10.97 acres |
| Year Built : | 2007 |
| Council Tax : | Band E |
| Annual Estimate: | £2,852 |
| Title Number: | SY740303 |
| UPRN: | 10013118176 |

| | |
|------------------------------------|--|
| Last Sold £/ft²: | £343 |
| Tenure: | Leasehold |
| Lease Term: | 999 years and 3 days from 12 December 2001 |
| Term Remaining: | - |

Local Area

| | |
|--|---------------------------------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| <ul style="list-style-type: none"> Rivers & Seas Surface Water | <p>Very Low</p> <p>Very Low</p> |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 20 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)

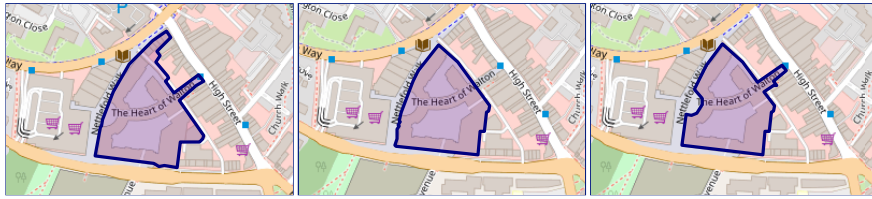


Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



SY740303

SY743343

SY761941

| | | | | | | | | | | | |
|-----------------|---|-----------------|---|-----------------|---|-----------------|--|-----------------|--|-----------------|---------------------------|
| Start Date: | - | Start Date: | - | Start Date: | - | Start Date: | 13/09/2005 | Start Date: | 07/06/2007 | Start Date: | 26/04/2007 |
| End Date: | - | End Date: | - | End Date: | - | End Date: | 04/01/2246 | End Date: | 04/01/2246 | End Date: | 01/01/2246 |
| Lease Term: | 999 years and 3 days from 12 December 2001 | Lease Term: | 999 years and 3 days from 12 December 2001 | Lease Term: | 999 years and 3 days from 12 December 2001 | Lease Term: | from 14 September 2005 to 4 January 2246 | Lease Term: | from 14 September 2005 to 4 January 2246 | Lease Term: | from 1 January 2006 |
| Term Remaining: | - | Term Remaining: | - | Term Remaining: | - | Term Remaining: | 221 years | Term Remaining: | 221 years | Term Remaining: | 221 years |





THE HEART, WALTON-ON-THAMES, KT12

Second Floor

Approx. 79.3 sq. metres (854.1 sq. feet)



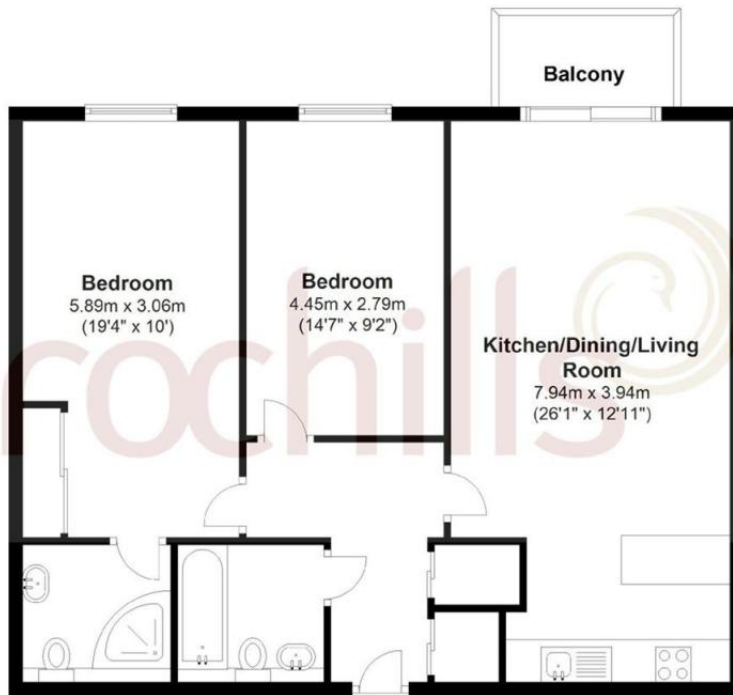
Total area: approx. 79.3 sq. metres (854.1 sq. feet)

© Crown Copyright. All rights reserved. This floor plan is a representation of the property and is not intended to be a contract. It is subject to change without notice. The area shown is approximate and should not be used for legal purposes. For more information, please contact your estate agent.

THE HEART, WALTON-ON-THAMES, KT12

Second Floor

Approx. 79.3 sq. metres (854.1 sq. feet)



Total area: approx. 79.3 sq. metres (854.1 sq. feet)

© Crown Copyright. All rights reserved. This floor plan is a representation of the property and is not intended to be a contract. The dimensions and area are approximate and should not be relied upon. The floor plan is subject to change without notice. The floor plan is not to scale. The floor plan is for information only. The floor plan is not a guarantee of accuracy. The floor plan is not a warranty of performance. The floor plan is not a statement of opinion. The floor plan is not a recommendation. The floor plan is not a solicitation of an offer. The floor plan is not a contract. The floor plan is not a guarantee of accuracy. The floor plan is not a warranty of performance. The floor plan is not a statement of opinion. The floor plan is not a recommendation. The floor plan is not a solicitation of an offer. The floor plan is not a contract.

KT12

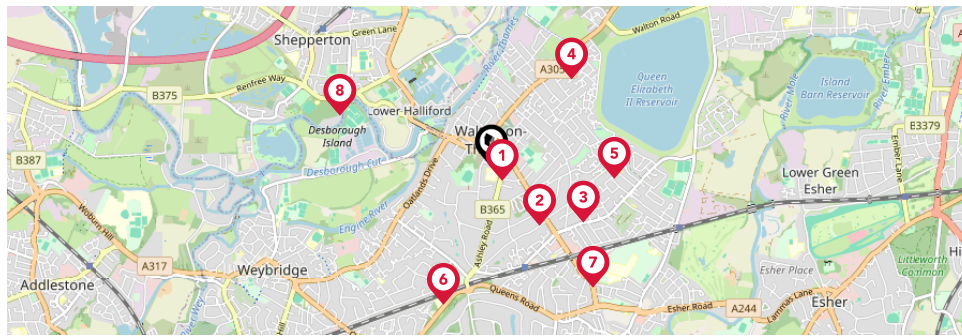
Energy rating
B

Valid until 29.05.2032

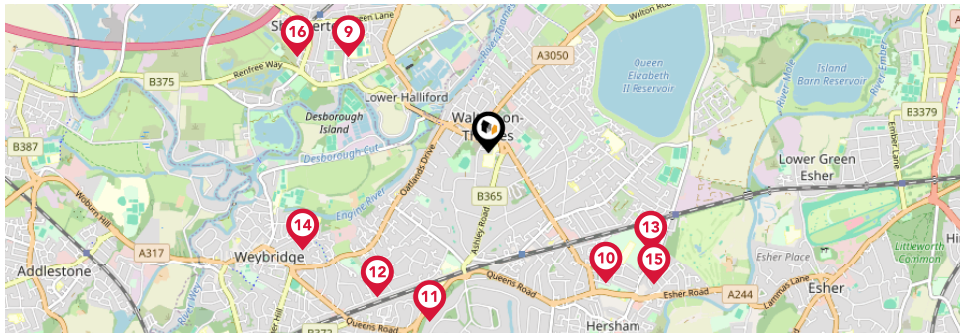
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

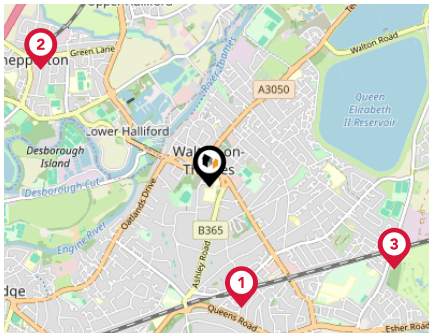
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Enclosed Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 02 |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | System built, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 75 m ² |



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

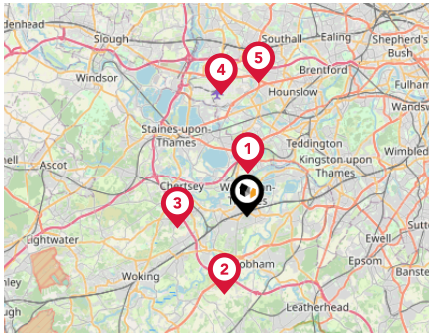


| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance: 1.18</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance: 1.22</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance: 1.24</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance: 1.26</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.32</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance: 1.46</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance: 1.46</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: 1.48</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



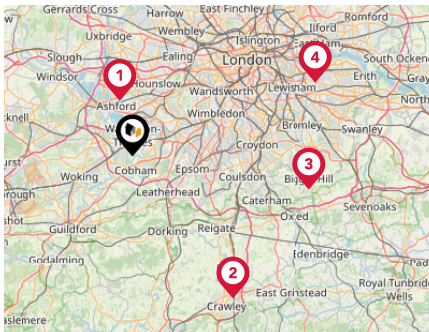
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Walton-on-Thames Rail Station | 0.87 miles |
| 2 | Shepperton Rail Station | 1.42 miles |
| 3 | Hersham Rail Station | 1.41 miles |



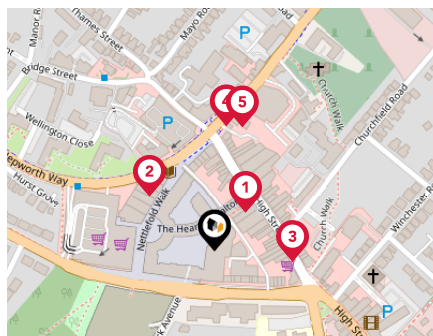
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.36 miles |
| 2 | M25 J10 | 4.55 miles |
| 3 | M25 J11 | 3.93 miles |
| 4 | M4 J4A | 6.85 miles |
| 5 | M4 J3 | 7.38 miles |



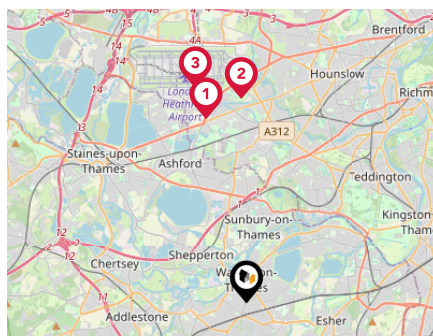
Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 6.35 miles |
| 2 | London Gatwick Airport | 19.32 miles |
| 3 | Biggin Hill Airport | 19.9 miles |
| 4 | London City Airport | 21.84 miles |



Bus Stops/Stations

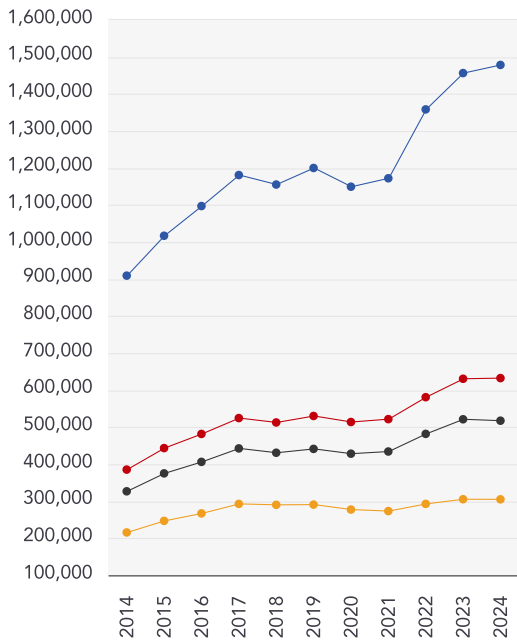
| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | High Street | 0.04 miles |
| 2 | Hepworth Way | 0.07 miles |
| 3 | High Street | 0.07 miles |
| 4 | Church Street | 0.11 miles |
| 5 | Church Street | 0.11 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Heathrow Terminal 4 Underground Station | 5.2 miles |
| 2 | Hatton Cross Underground Station | 5.65 miles |
| 3 | Heathrow Terminals 2 & 3 Underground Station | 6.12 miles |

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

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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"



/JamesNeave



/JamesNeaveEA

James Neave

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KFB - Key Facts For Buyers



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