

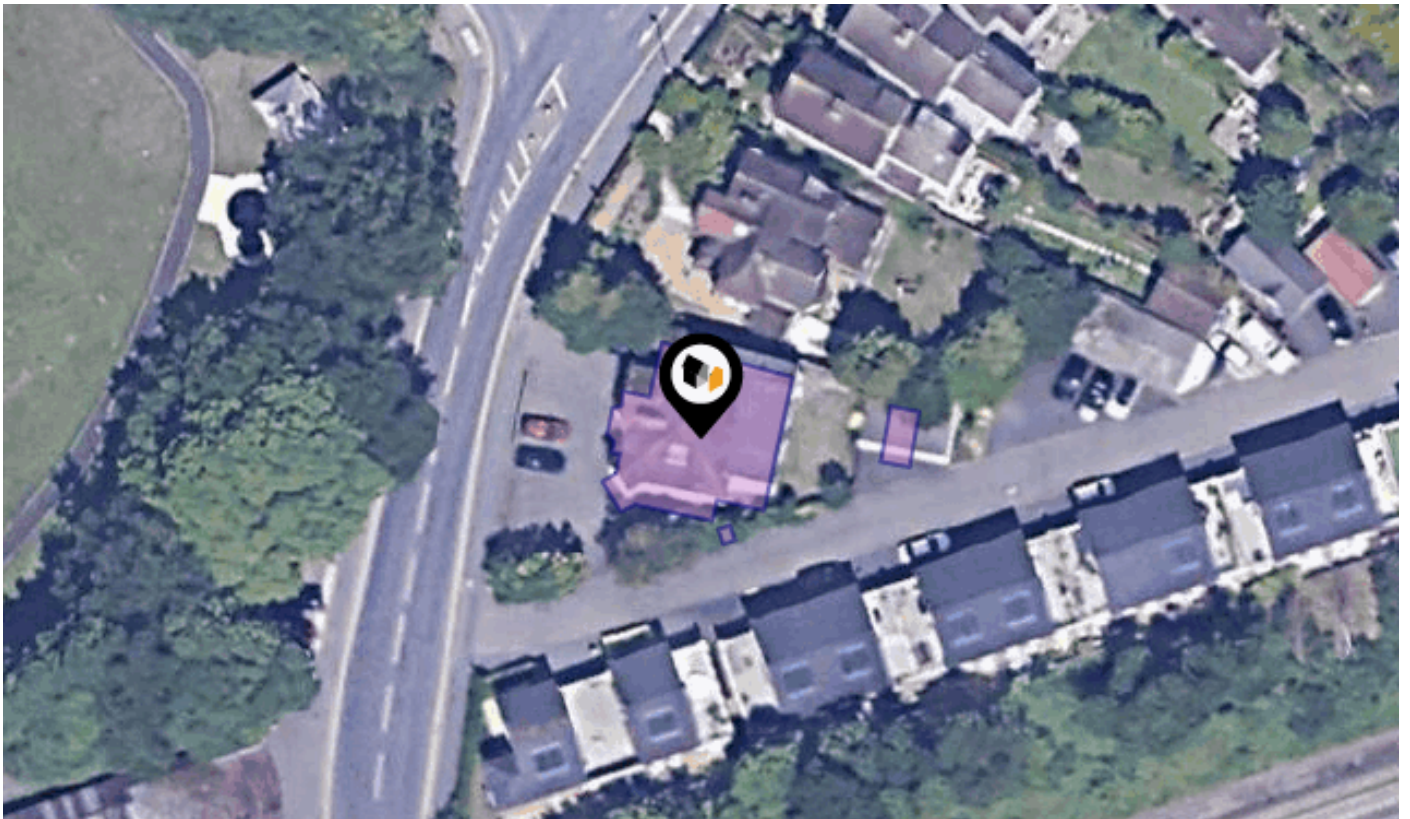


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



101, ASHLEY ROAD, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

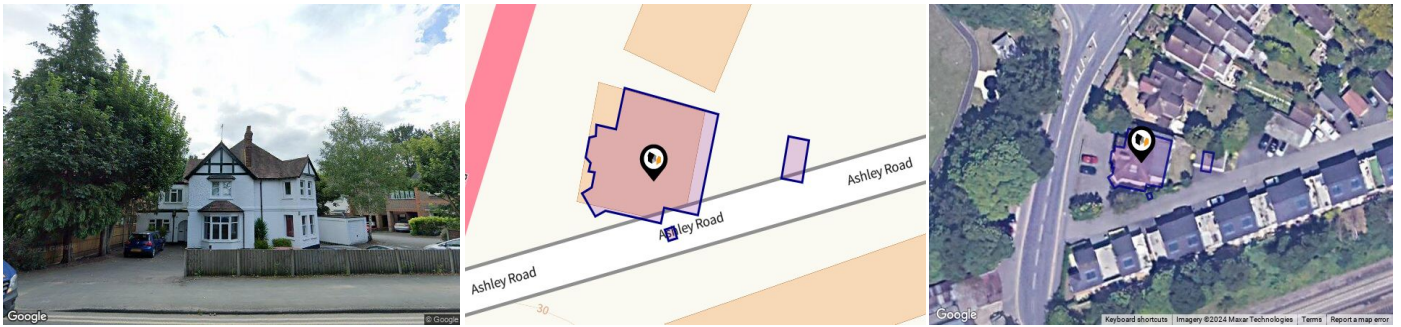
lily@jamesneave.co.uk

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Property Overview

JAMES NEAVE
THE ESTATE AGENTS



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£590
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	516 ft ² / 48 m ²	Start Date:	28/10/2014
Plot Area:	0.04 acres	End Date:	25/03/2113
Year Built :	1900-1929	Lease Term:	99 years from 25 March 2014
Council Tax :	Band C	Term Remaining:	88 years
Annual Estimate:	£2,074		
Title Number:	SY824304		
UPRN:	100062121927		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	275 mb/s	1000 mb/s

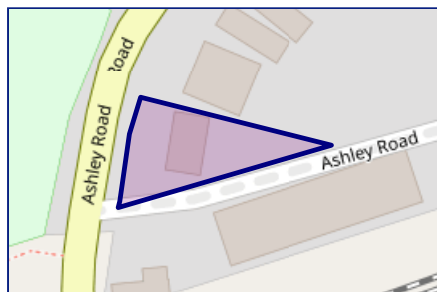
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

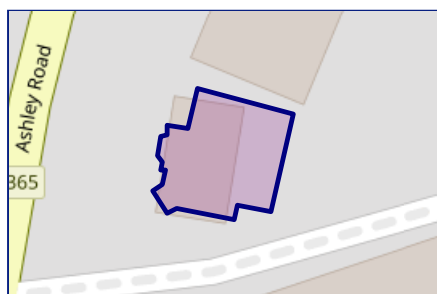


Freehold Title Plan



SY73465

Leasehold Title Plan



SY824304

Start Date: 28/10/2014
End Date: 25/03/2113
Lease Term: 99 years from 25 March 2014
Term Remaining: 88 years

Property EPC - Certificate



101 Ashley Road, KT12

Energy rating

C

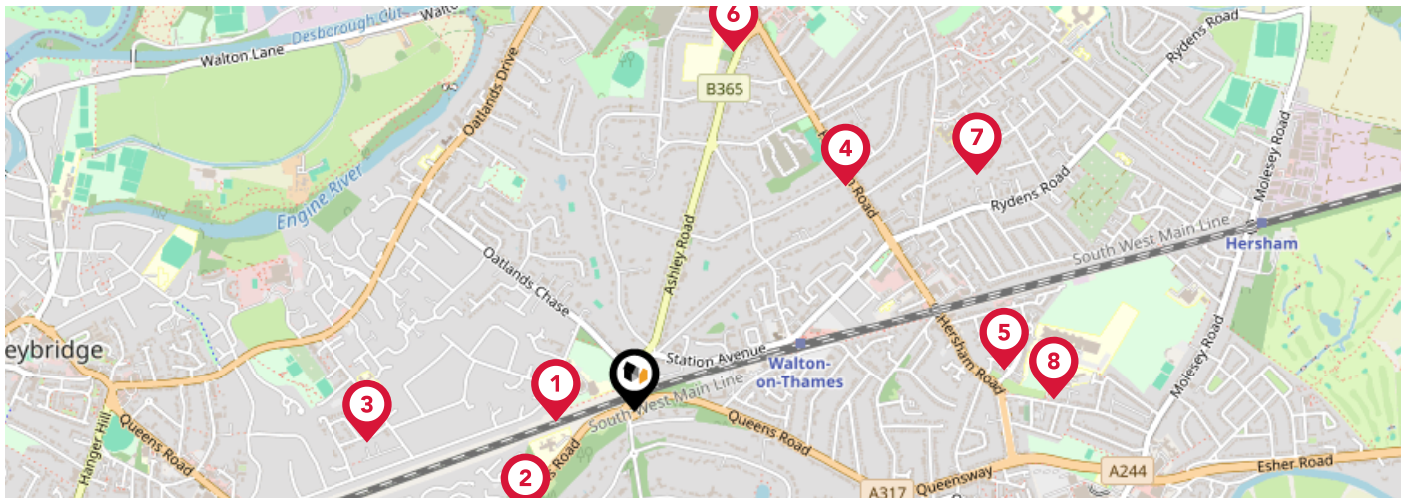
Valid until 20.03.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

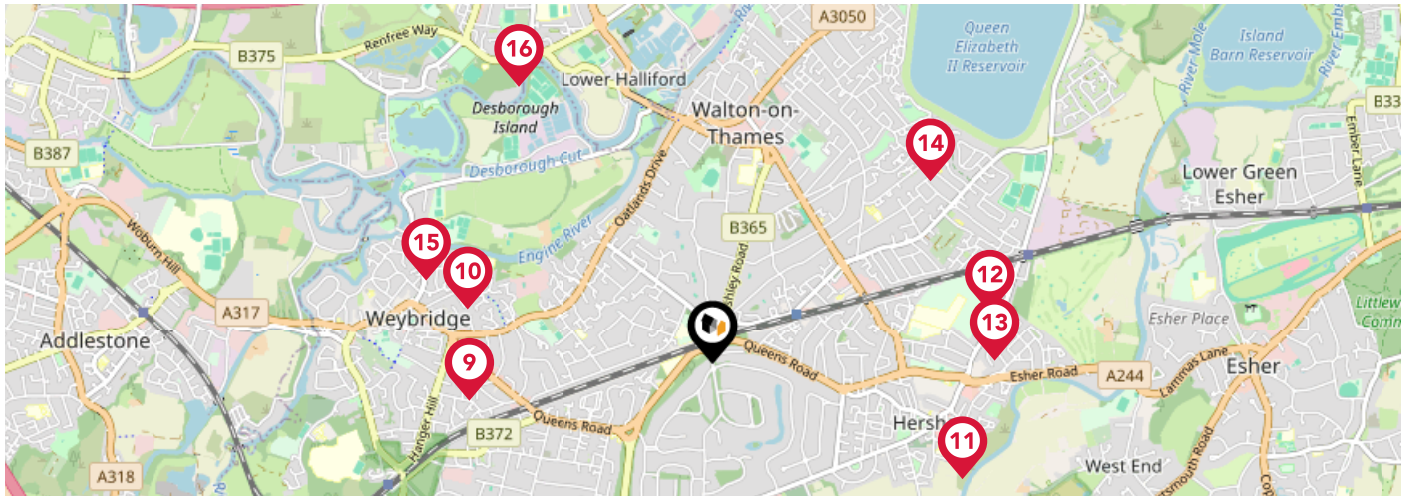
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:0.62	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.96	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

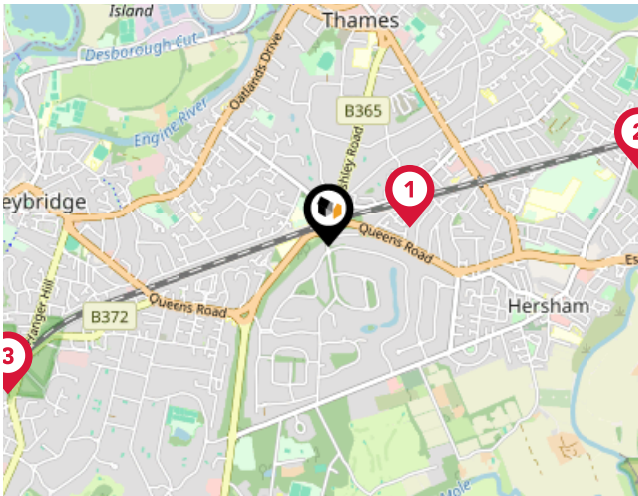
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance: 1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance: 1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance: 1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance: 1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance: 1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance: 1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance: 1.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

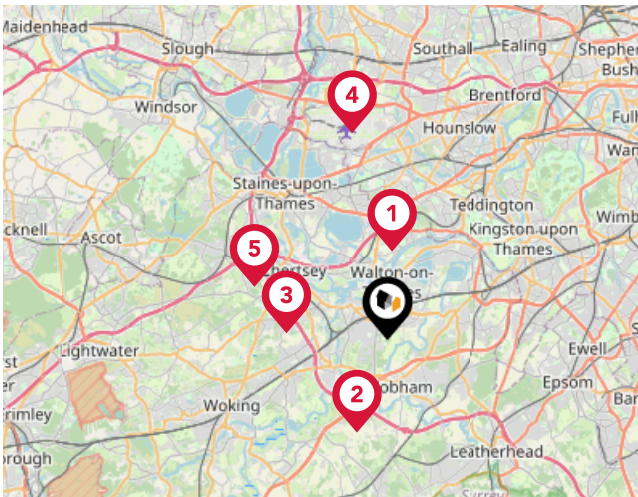
Area

Transport (National)



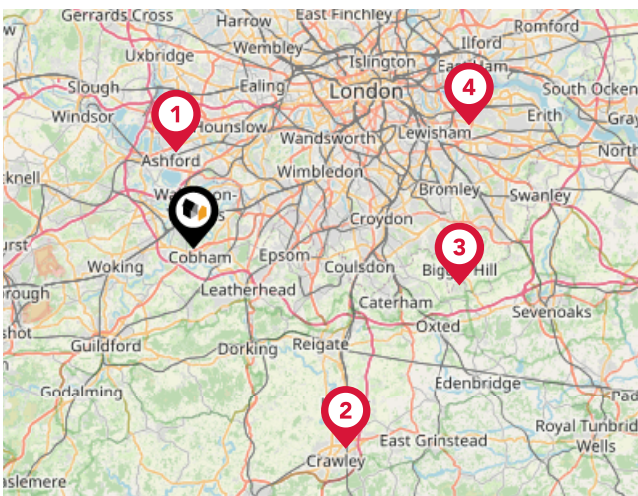
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.38 miles
2	Hershams Rail Station	1.48 miles
3	Weybridge Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.29 miles
2	M25 J10	3.62 miles
3	M25 J11	3.73 miles
4	M4 J4A	7.74 miles
5	M25 J12	5.31 miles

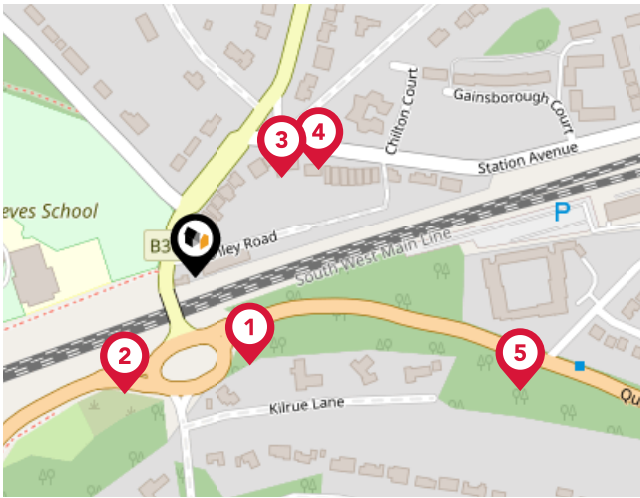


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.23 miles
2	London Gatwick Airport	18.66 miles
3	Biggin Hill Airport	19.91 miles
4	London City Airport	22.35 miles

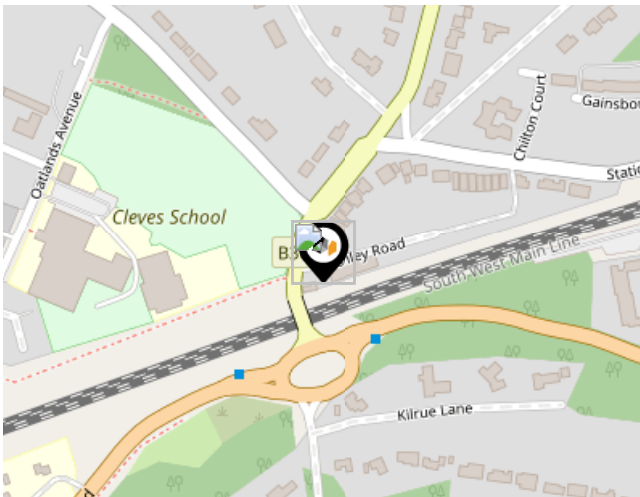
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashley Road	0.06 miles
2	Ashley Road	0.08 miles
3	Ashley Rise	0.08 miles
4	Ashley Rise	0.09 miles
5	Mayfield Road	0.2 miles



Local Connections

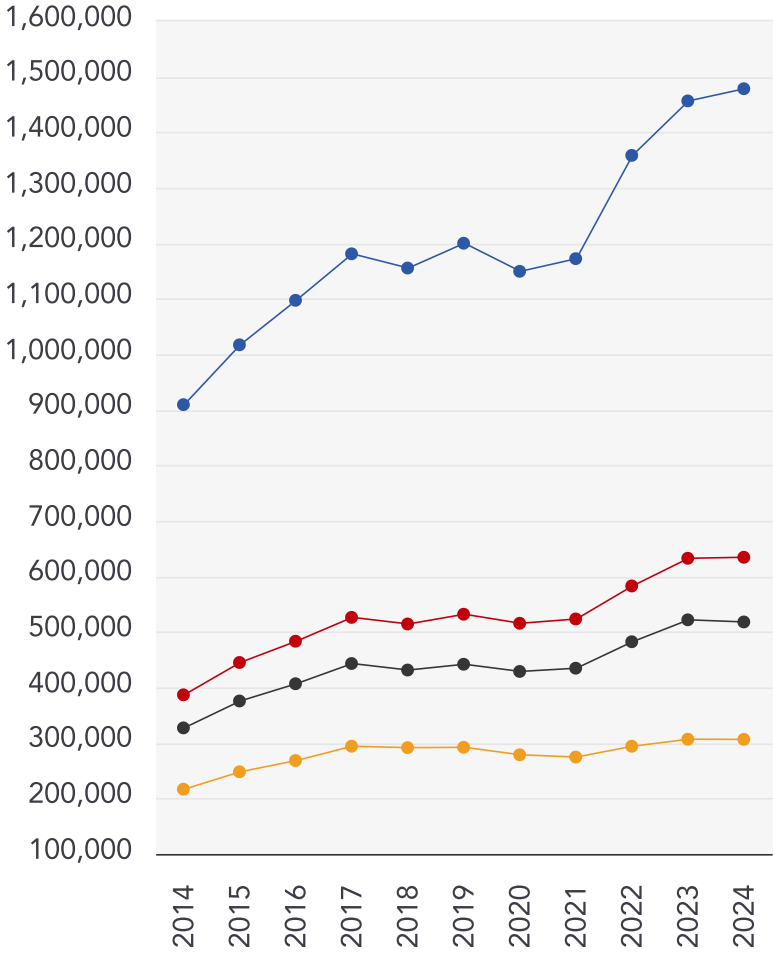
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.09 miles
2	Hatton Cross Underground Station	6.58 miles
3	Heathrow Terminals 2 & 3 Underground Station	7 miles

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



/JamesNeaveEA

James Neave

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