

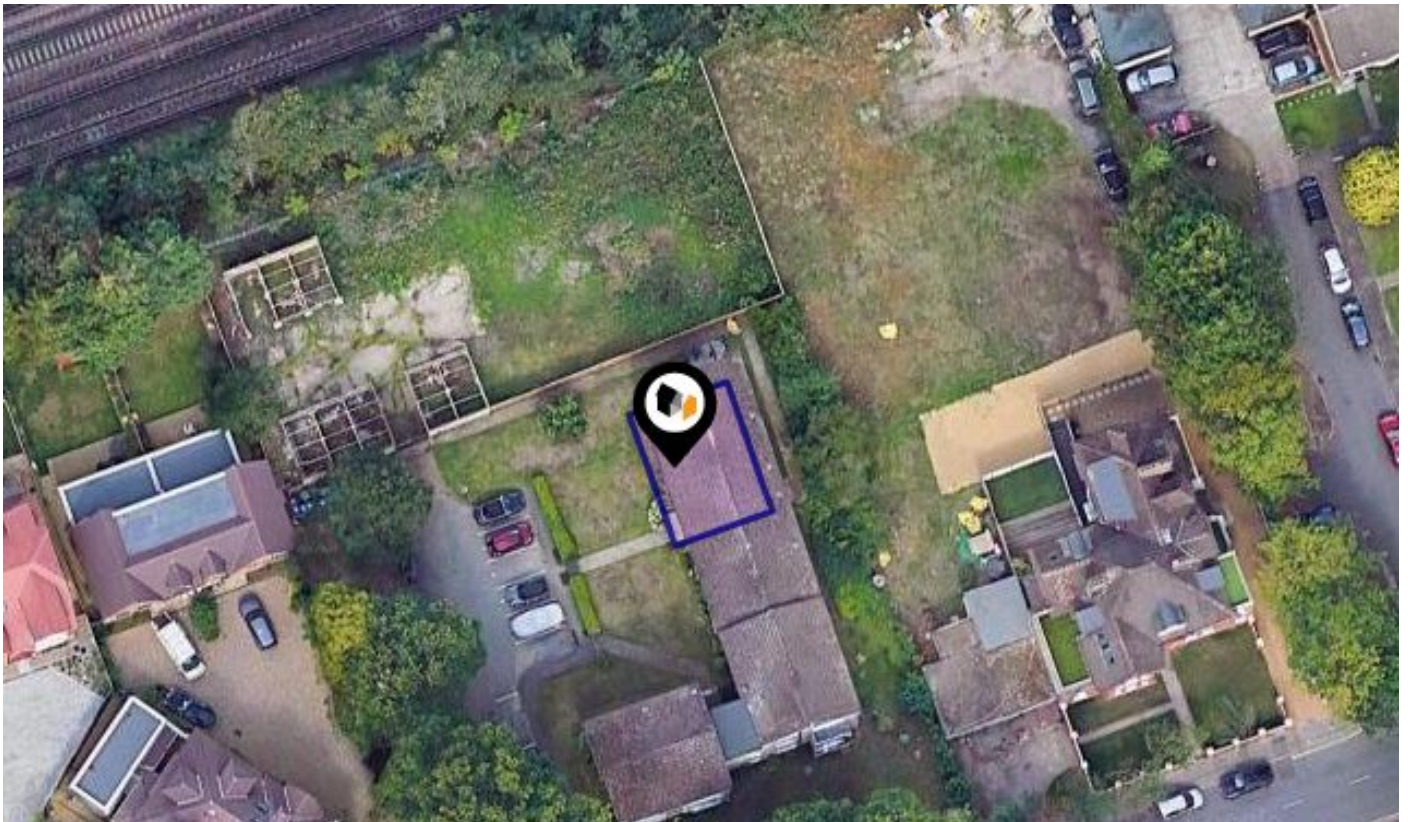


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



ST. GEORGES AVENUE, WEYBRIDGE, KT13

James Neave

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.03 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,334
Title Number:	SY331783
UPRN:	100061345070

Last Sold £/ft²:	£289
Tenure:	Leasehold
Start Date:	06/01/1965
End Date:	25/12/2963
Lease Term:	1000 years from 25 December 1963
Term Remaining:	940 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	57 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

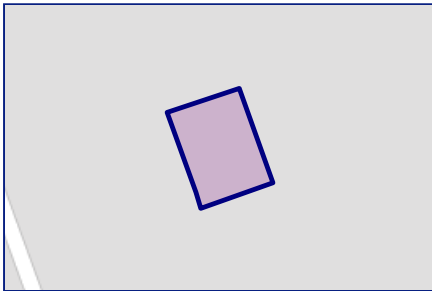


Satellite/Fibre TV Availability:



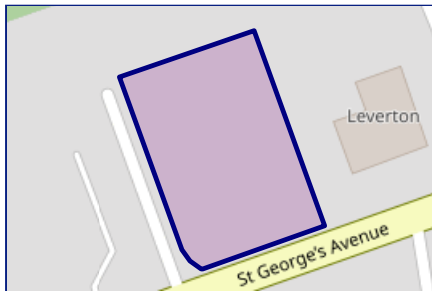


Multiple Freehold Title Plans Detected



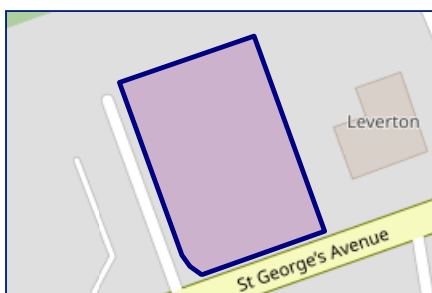
SY341422

Multiple Freehold Title Plans Detected



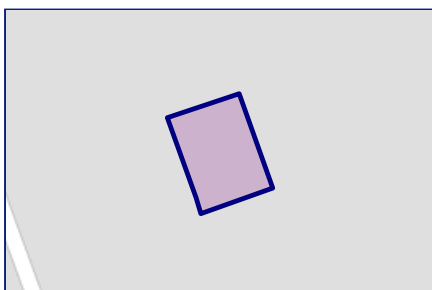
SY341357

Multiple Freehold Title Plans Detected



SY341422

Leasehold Title Plan



SY331783

Start Date: 06/01/1965
End Date: 25/12/2963
Lease Term: 1000 years from 25 December 1963
Term Remaining: 940 years

KFB - Key Facts For Buyers



Property EPC - Certificate



WEYBRIDGE, KT13

Energy rating

C

Valid until 20.03.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

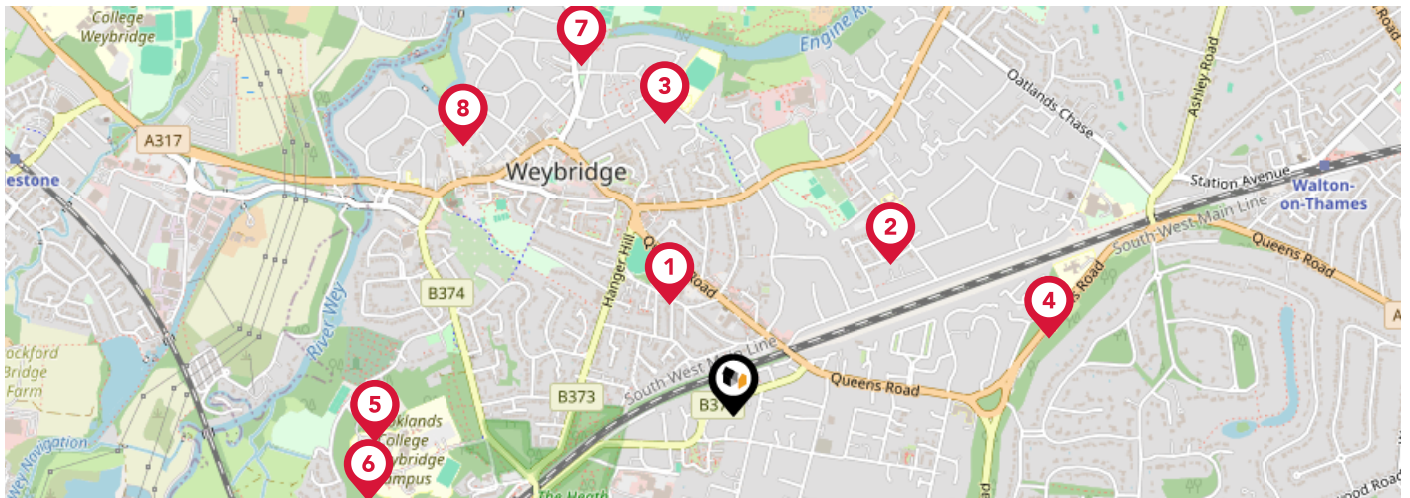
Property

EPC - Additional Data

Additional EPC Data

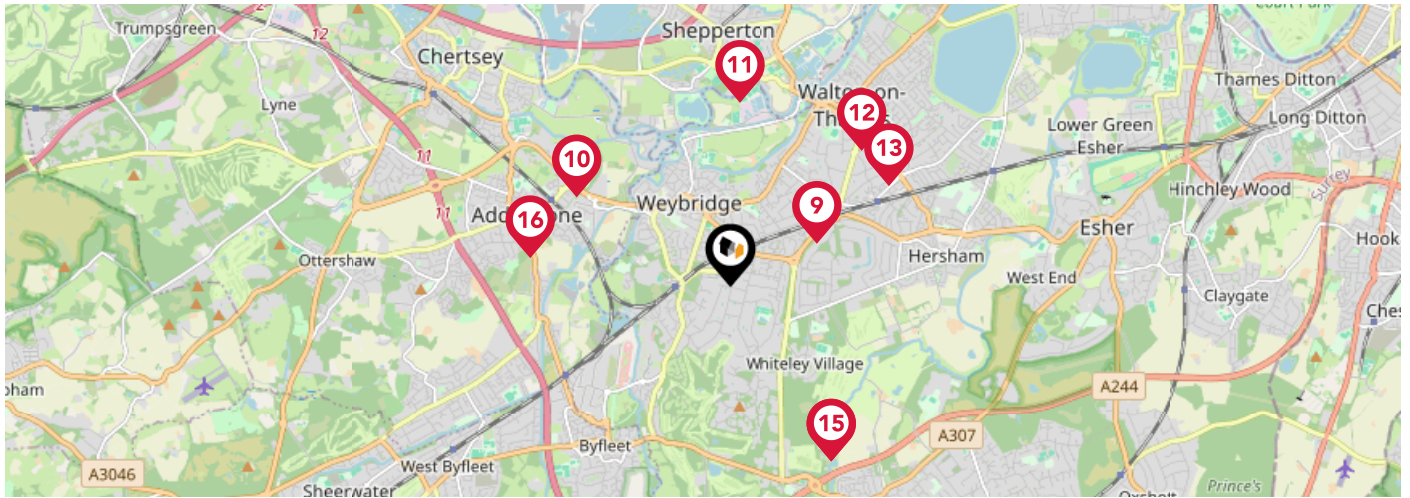
Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	79 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:0.3	<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:0.5	<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:0.7	<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:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heathside School Ofsted Rating: Good Pupils: 1257 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brooklands College Ofsted Rating: Good Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

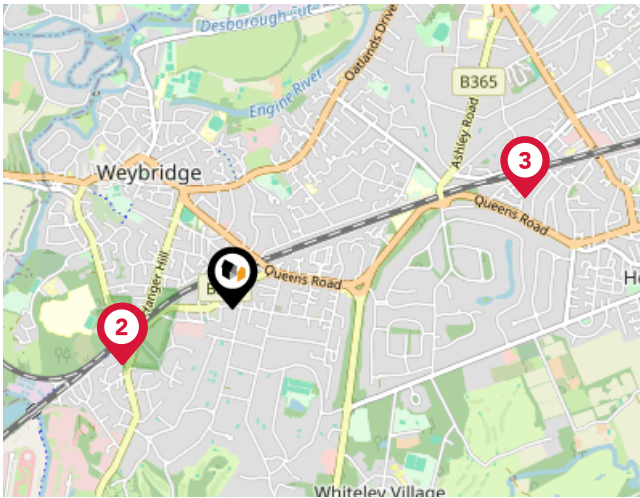
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.65	<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:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notre Dame Preparatory School Ofsted Rating: Not Rated Pupils: 249 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notre Dame Senior School Ofsted Rating: Not Rated Pupils: 383 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

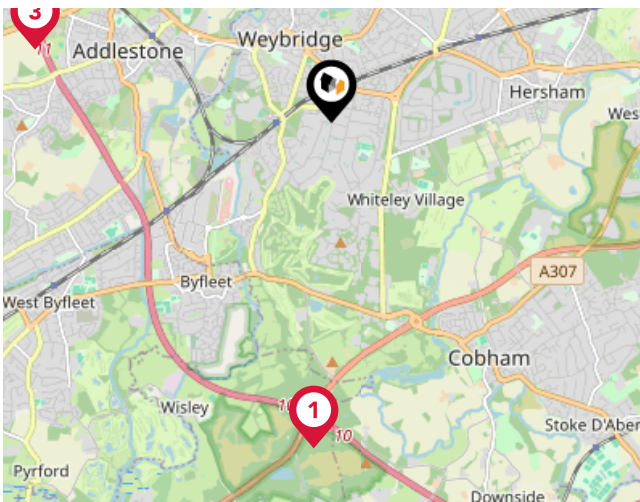
Area

Transport (National)



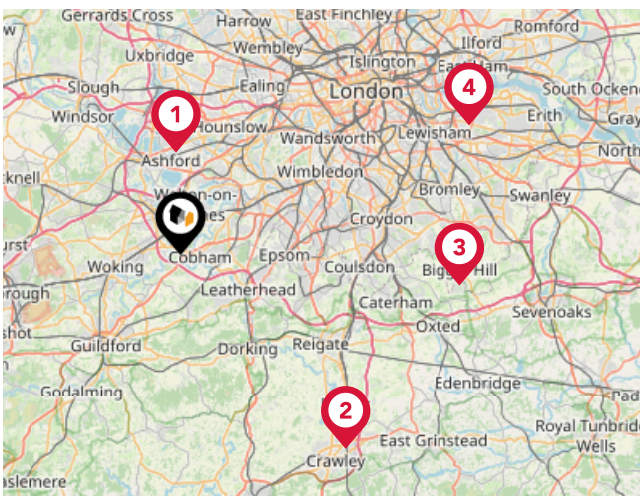
National Rail Stations

Pin	Name	Distance
1	Weybridge Rail Station	0.57 miles
2	Weybridge Rail Station	0.57 miles
3	Walton-on-Thames Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	3.02 miles
2	M3 J1	3.89 miles
3	M25 J11	2.83 miles
4	M25 J12	4.63 miles
5	M3 J2	4.72 miles



Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	7.54 miles
2	London Gatwick Airport	18.94 miles
3	Biggin Hill Airport	20.83 miles
4	London City Airport	23.42 miles

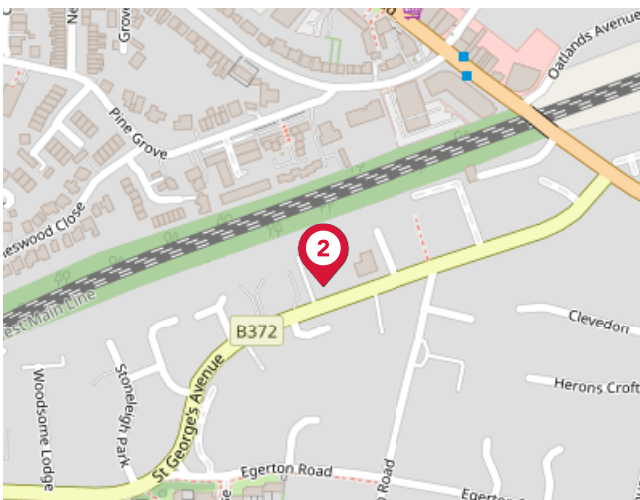
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haines Bridge	0.13 miles
2	Haines Bridge	0.14 miles
3	York Road	0.23 miles
4	York Road	0.25 miles
5	Old Avenue	0.27 miles



Local Connections

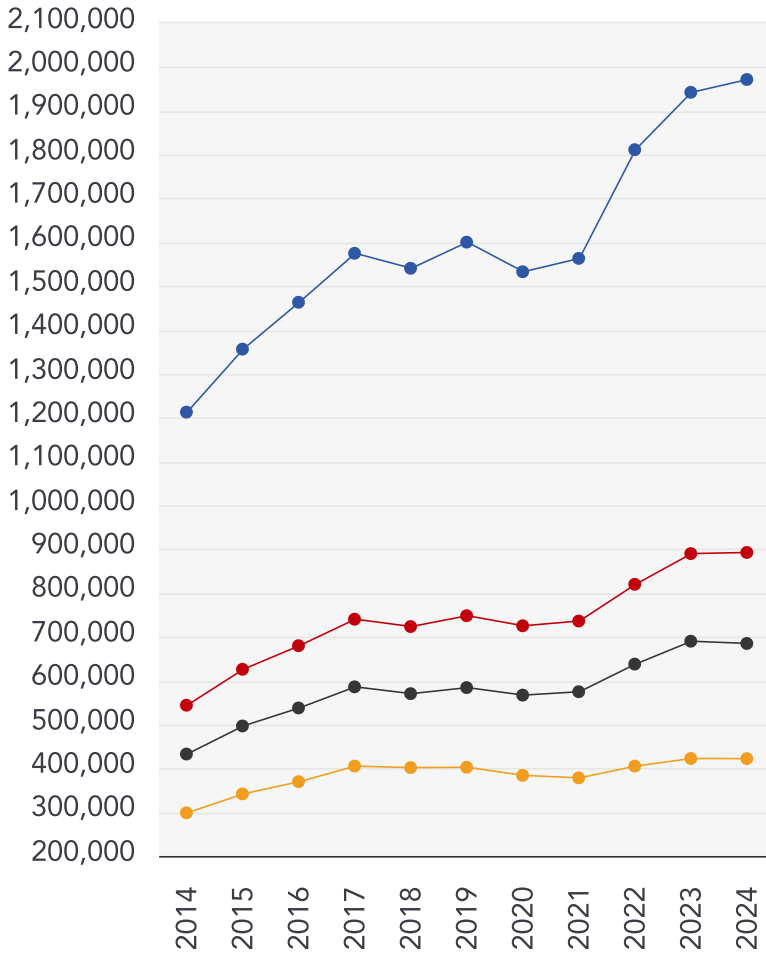
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.43 miles
2	Hatton Cross Underground Station	7.07 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.32 miles

Market

House Price Statistics



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



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"



James Neave

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