

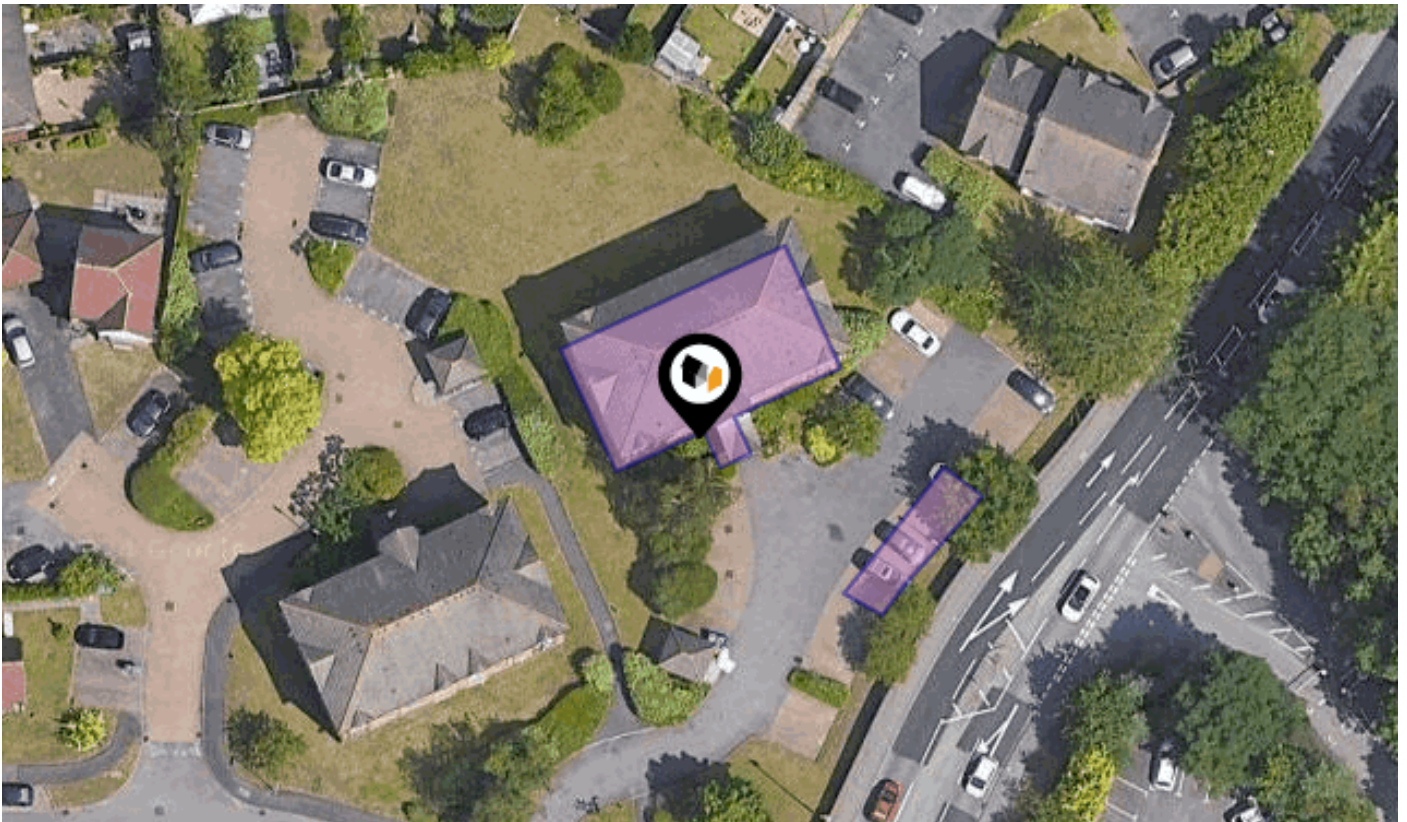


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th May 2024



PARRY DRIVE, WEYBRIDGE, KT13

James Neave

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£284
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	538 ft ² / 50 m ²	Start Date:	30/06/1994
Plot Area:	0.07 acres	End Date:	01/01/2119
Year Built :	1996-2002	Lease Term:	125 years from 1 January 1994
Council Tax :	Band D	Term Remaining:	94 years
Annual Estimate:	£2,334		
Title Number:	SY645210		
UPRN:	100061346682		

Local Area

Local Authority:	Surrey
Conservation Area:	Brooklands
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Parry Drive, KT13

Energy rating

C

Valid until 02.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

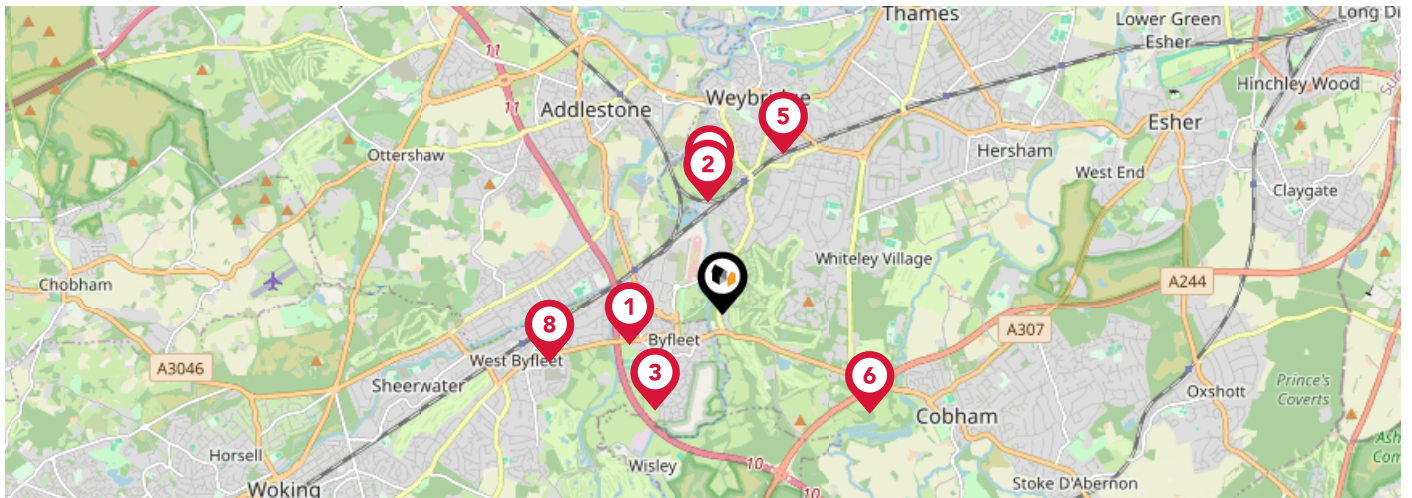
Property

EPC - Additional Data

Additional EPC Data

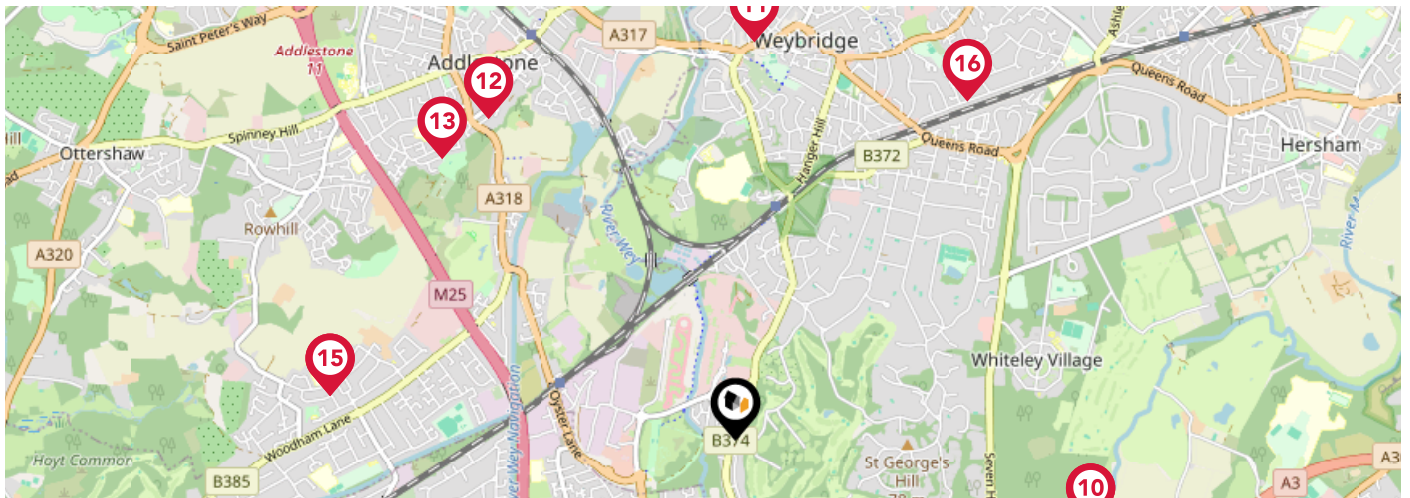
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	50 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Byfleet Primary School Ofsted Rating: Good Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Brooklands College Ofsted Rating: Good Pupils:0 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Mary's CofE Controlled Primary School, Byfleet Ofsted Rating: Good Pupils: 434 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Heathside School Ofsted Rating: Good Pupils: 1257 Distance:1.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Feltonfleet Ofsted Rating: Not Rated Pupils: 438 Distance:1.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 West Byfleet Infant School Ofsted Rating: Outstanding Pupils: 269 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 West Byfleet Junior School Ofsted Rating: Good Pupils: 317 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

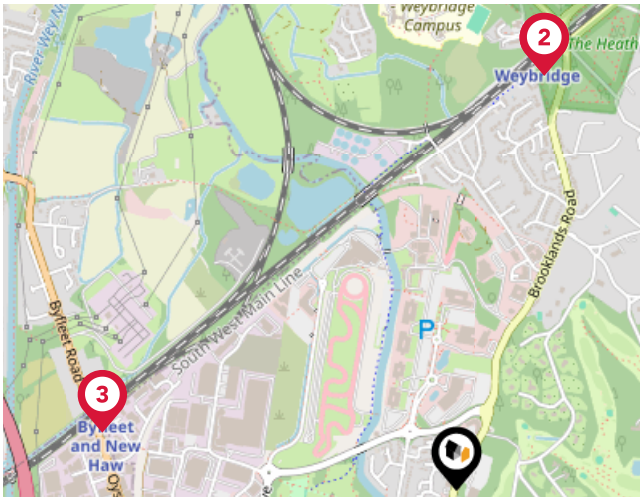
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Notre Dame Preparatory School Ofsted Rating: Not Rated Pupils: 249 Distance: 1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Notre Dame Senior School Ofsted Rating: Not Rated Pupils: 383 Distance: 1.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance: 1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Darley Dene Primary School Ofsted Rating: Inadequate Pupils: 0 Distance: 1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Sayes Court School Ofsted Rating: Good Pupils: 242 Distance: 1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Grange Community Infant School Ofsted Rating: Good Pupils: 268 Distance: 1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 New Haw Community Junior School Ofsted Rating: Outstanding Pupils: 355 Distance: 1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance: 1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

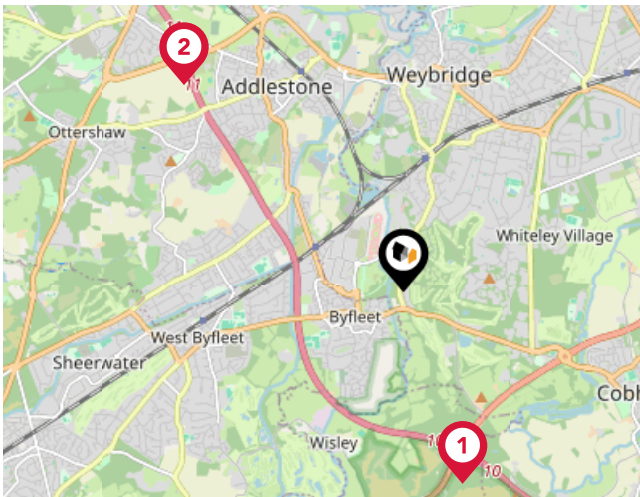
Area

Transport (National)



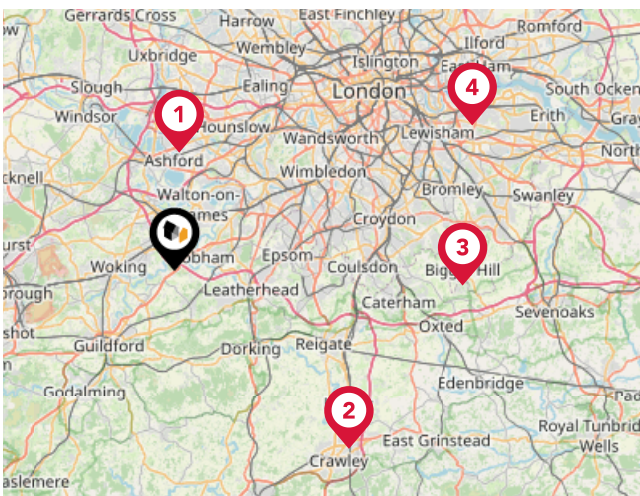
National Rail Stations

Pin	Name	Distance
1	Weybridge Rail Station	0.98 miles
2	Weybridge Rail Station	0.98 miles
3	Byfleet & New Haw Rail Station	0.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	1.87 miles
2	M25 J11	2.79 miles
3	M3 J1	5.27 miles
4	M25 J12	4.87 miles
5	M3 J2	4.94 miles

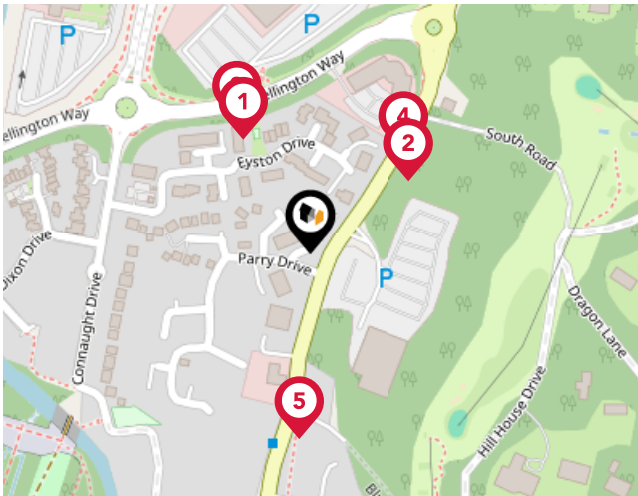


Airports/HELIPADS

Pin	Name	Distance
1	London Heathrow Airport	8.77 miles
2	London Gatwick Airport	18.52 miles
3	Biggin Hill Airport	21.45 miles
4	London City Airport	24.58 miles

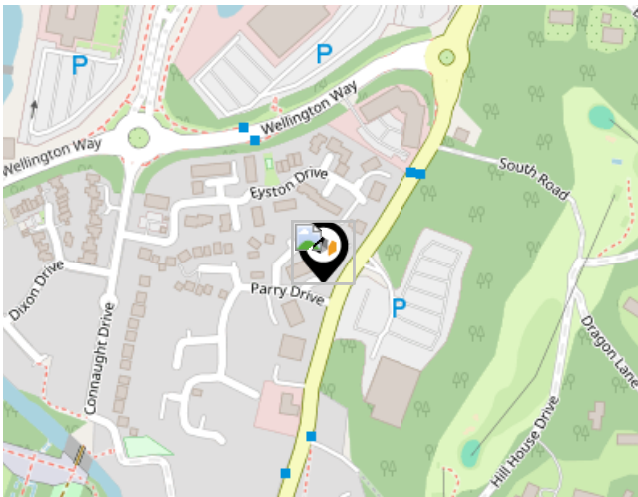
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wellington Way	0.08 miles
2	Caenswood Hill	0.07 miles
3	Wellington Way	0.09 miles
4	Caenswood Hill	0.08 miles
5	Summers Close	0.11 miles



Local Connections

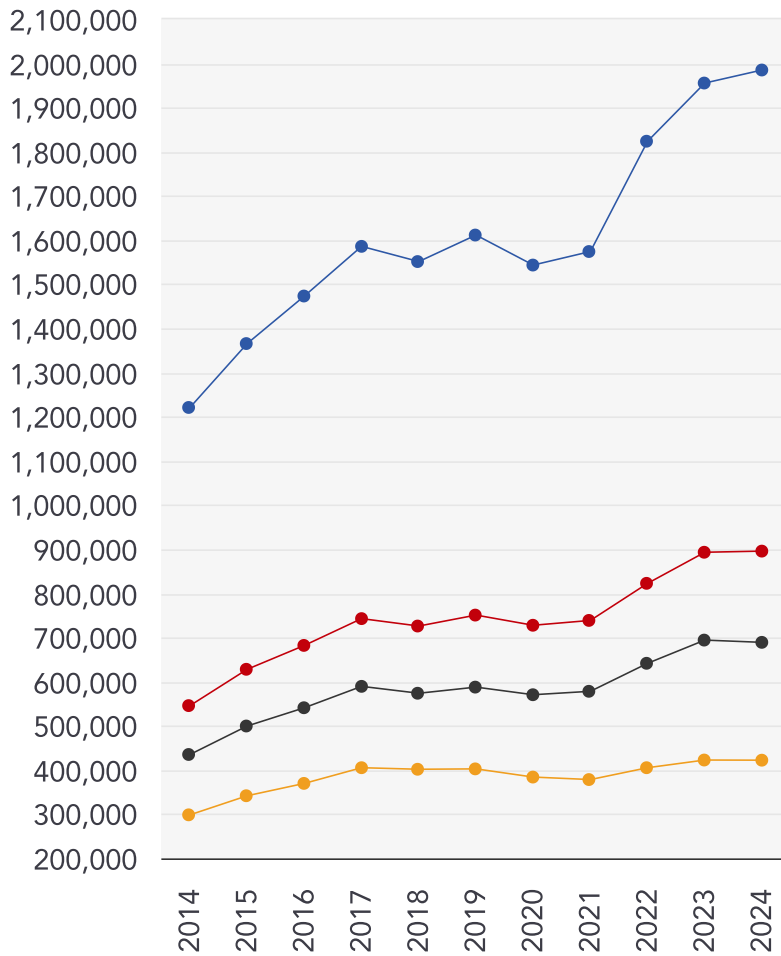
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	7.69 miles
2	Hatton Cross Underground Station	8.4 miles
3	Heathrow Terminal 5 Underground Station	8.54 miles

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

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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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