

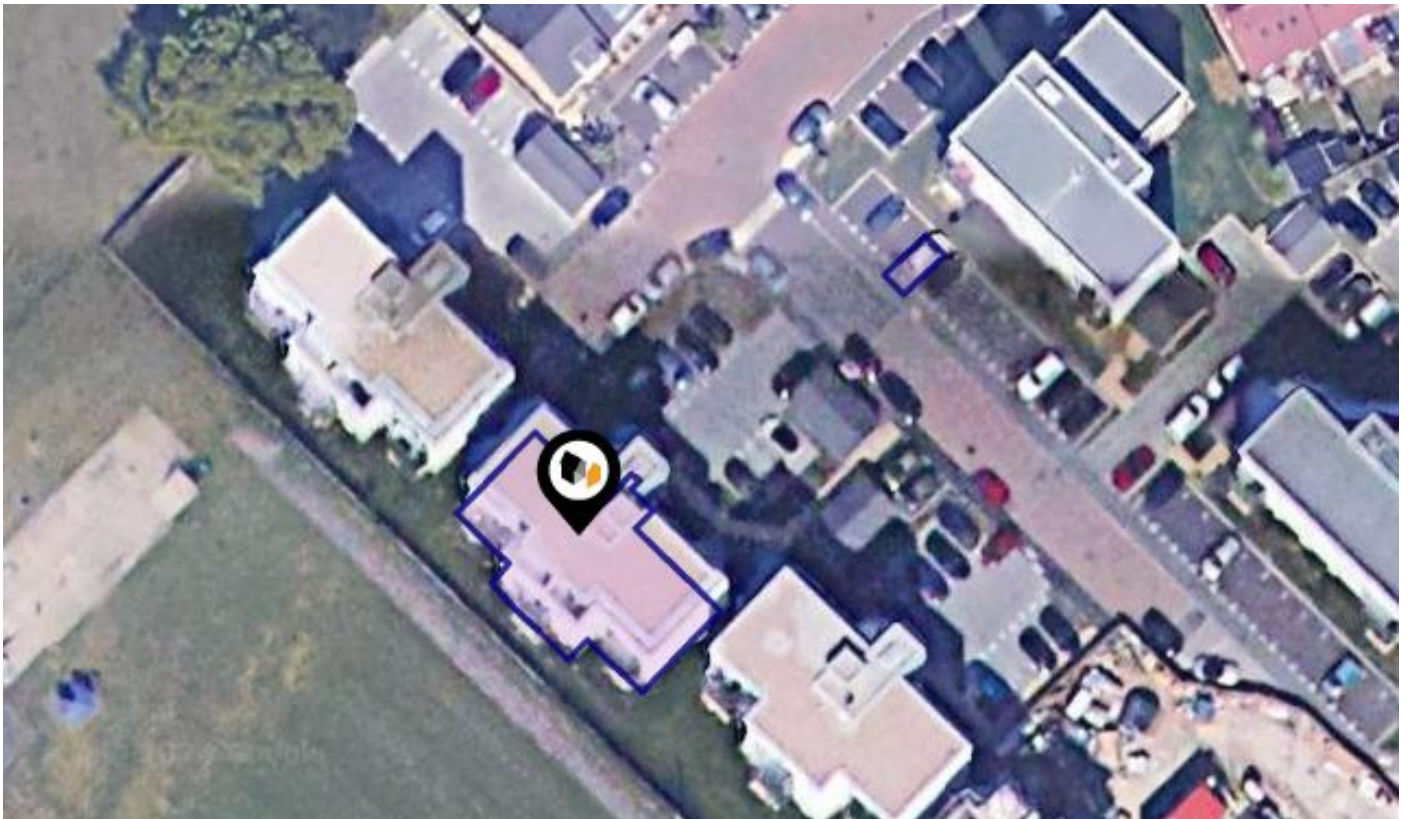


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> July 2024**



## **FORBES APARTMENTS, HAWKER DRIVE, ADDLESTONE, KT15**

### **James Neave**

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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	29/05/2019
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>End Date:</b>	01/01/3014
<b>Plot Area:</b>	0.06 acres	<b>Lease Term:</b>	999 years from 1 January 2015
<b>Year Built :</b>	2019	<b>Term Remaining:</b>	990 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,020		
<b>Title Number:</b>	SY863548		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>92</b> mb/s	<b>1000</b> mb/s

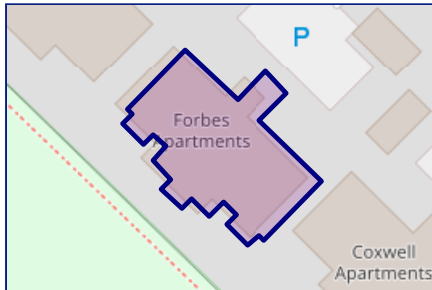
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

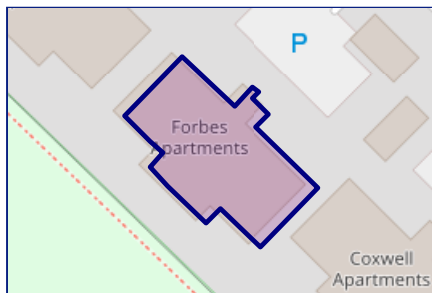


## Freehold Title Plan



**SY878486**

## Leasehold Title Plan



**SY863548**

Start Date: 29/05/2019  
End Date: 01/01/3014  
Lease Term: 999 years from 1 January 2015  
Term Remaining: 990 years

# Property EPC - Certificate

Hawker Drive, KT15

Energy rating

**B**

Valid until 01.05.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

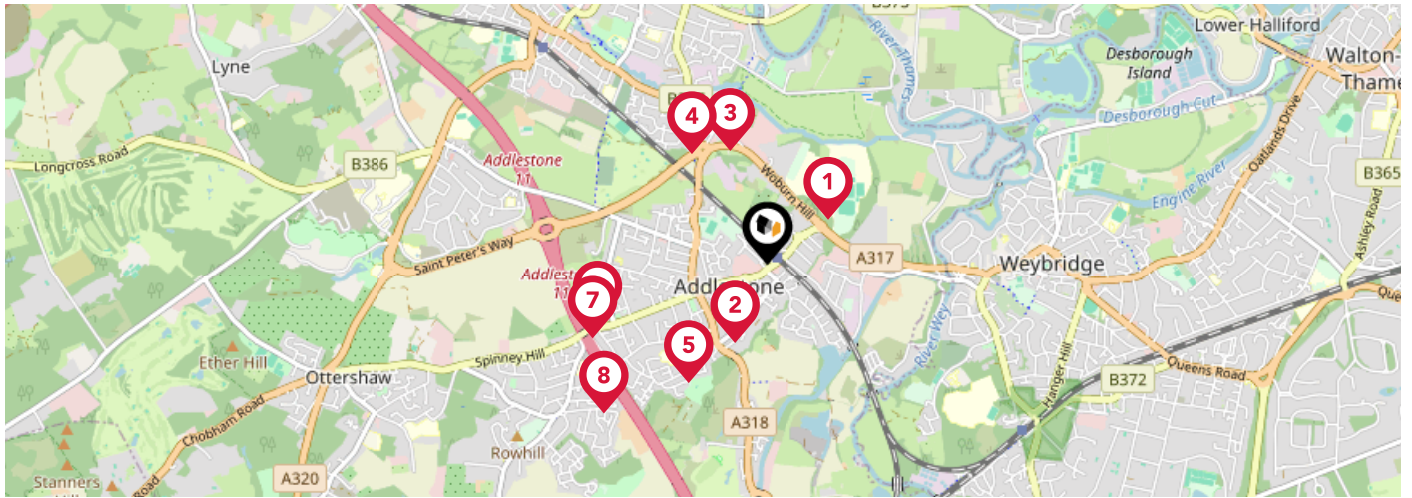
# Property

## EPC - Additional Data

### Additional EPC Data

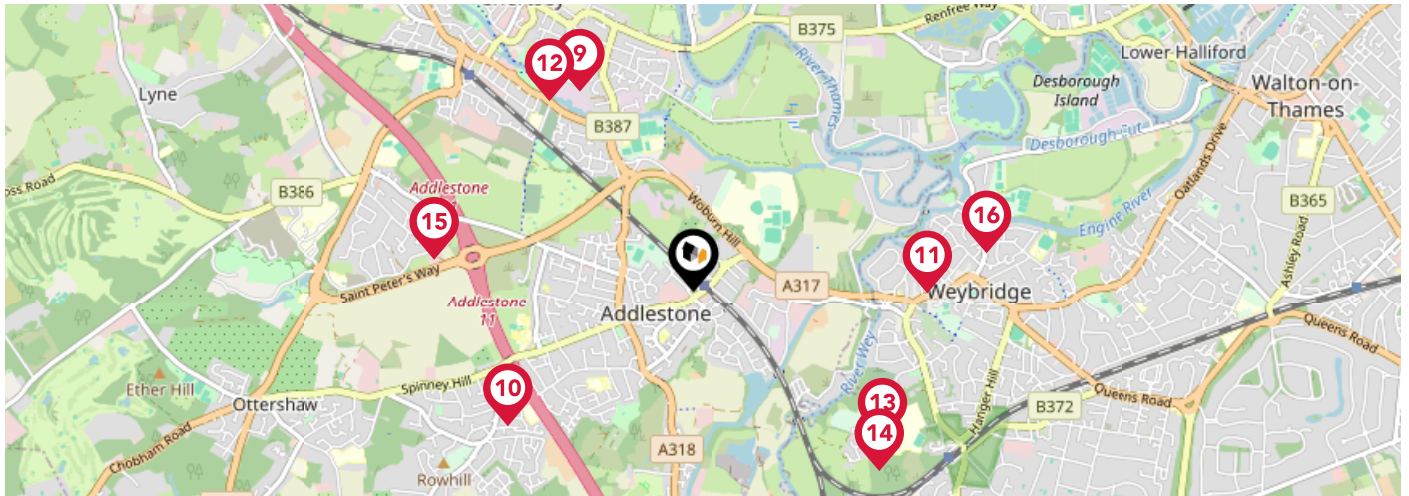
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.26 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St George's College Weybridge</b> Ofsted Rating: Not Rated   Pupils: 966   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Darley Dene Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Philip Southcote School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chertsey High School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sayes Court School</b> Ofsted Rating: Good   Pupils: 242   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Jubilee High School</b> Ofsted Rating: Good   Pupils: 642   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ongar Place Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

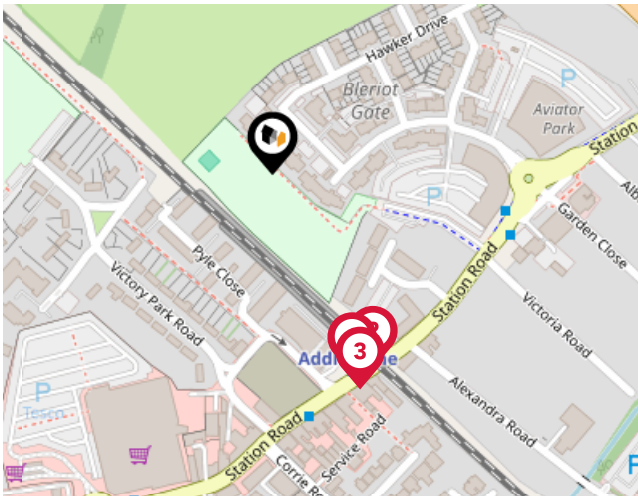




	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Stepgates Community School</b></p> <p>Ofsted Rating: Good   Pupils: 276   Distance: 1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Holy Family Catholic Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 217   Distance: 1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Charles Borromeo Catholic Primary School, Weybridge</b></p> <p>Ofsted Rating: Outstanding   Pupils: 250   Distance: 1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Anne's Catholic Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 446   Distance: 1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Heathside School</b></p> <p>Ofsted Rating: Good   Pupils: 1257   Distance: 1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Brooklands College</b></p> <p>Ofsted Rating: Good   Pupils: 0   Distance: 1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Meadowcroft Community Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 80   Distance: 1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St George's Junior School Weybridge</b></p> <p>Ofsted Rating: Not Rated   Pupils: 602   Distance: 1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

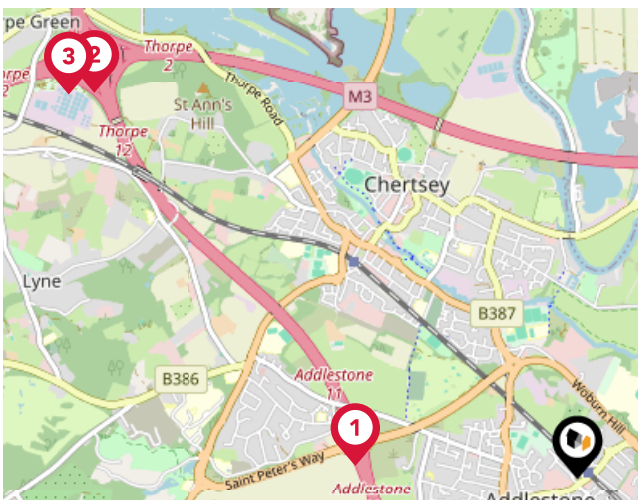
# Area

## Transport (National)



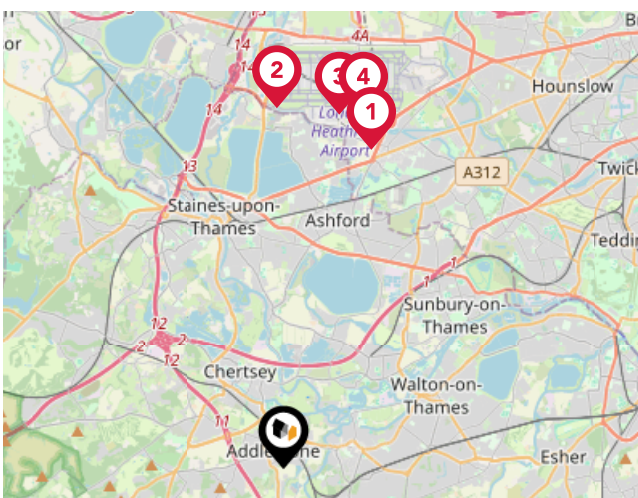
### National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.12 miles
2	Addlestone Rail Station	0.13 miles
3	Addlestone Rail Station	0.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.03 miles
2	M25 J12	2.86 miles
3	M3 J2	2.95 miles
4	M25 J10	3.96 miles
5	M3 J1	4.2 miles



### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 4	6.12 miles
2	London Heathrow Airport Terminal 5	6.66 miles
3	London Heathrow Airport Terminal 3	6.64 miles
4	London Heathrow Airport Terminal 2	6.72 miles



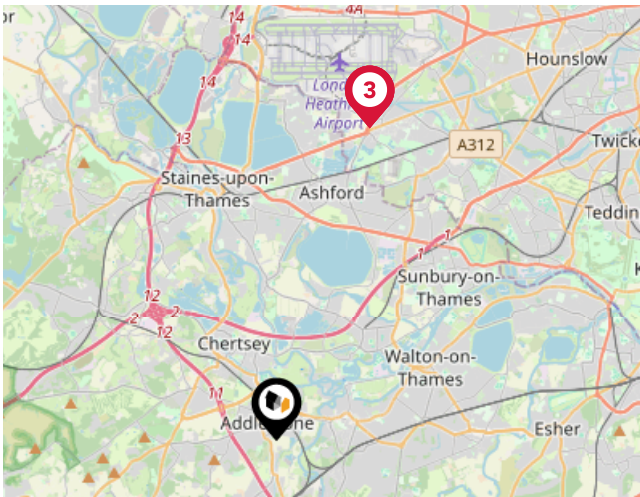
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Addlestone Railway Station	0.14 miles
2	Addlestone Railway Station	0.16 miles
3	Aviator Park	0.14 miles
4	Aviator Park	0.15 miles
5	Tesco	0.22 miles



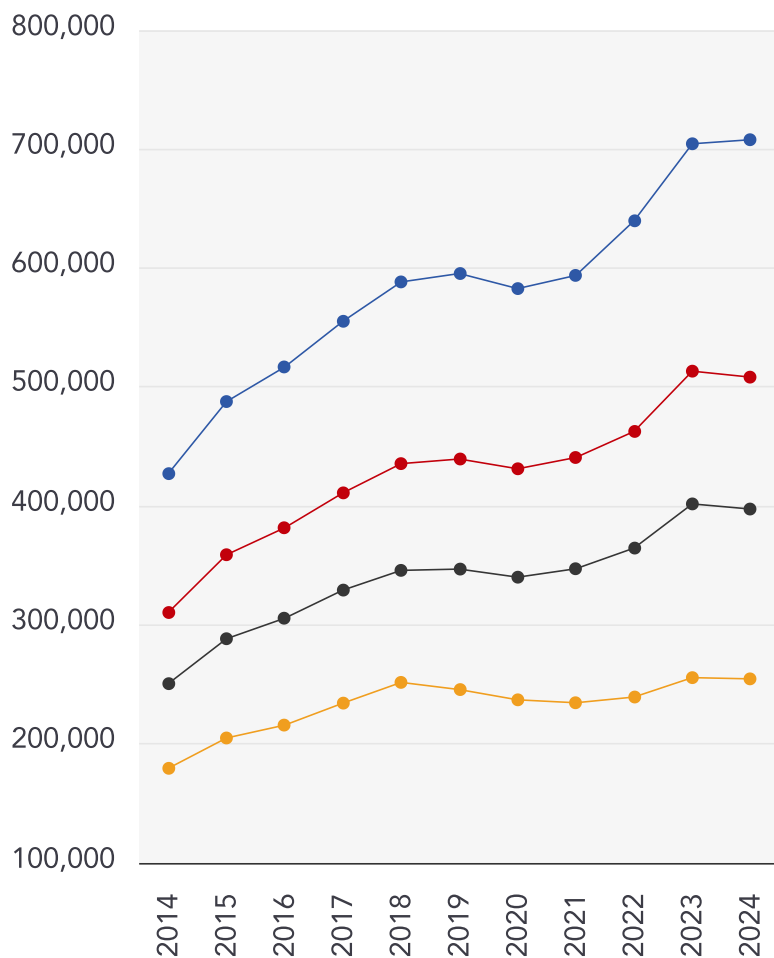
### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.03 miles
2	Heathrow Terminal 4 Underground Station	6.03 miles
3	Heathrow Terminal 4 Underground Station	6.03 miles

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in KT15



Detached

**+65.7%**

Semi-Detached

**+63.71%**

Terraced

**+58.54%**

Flat

**+41.87%**



### James Neave

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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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