

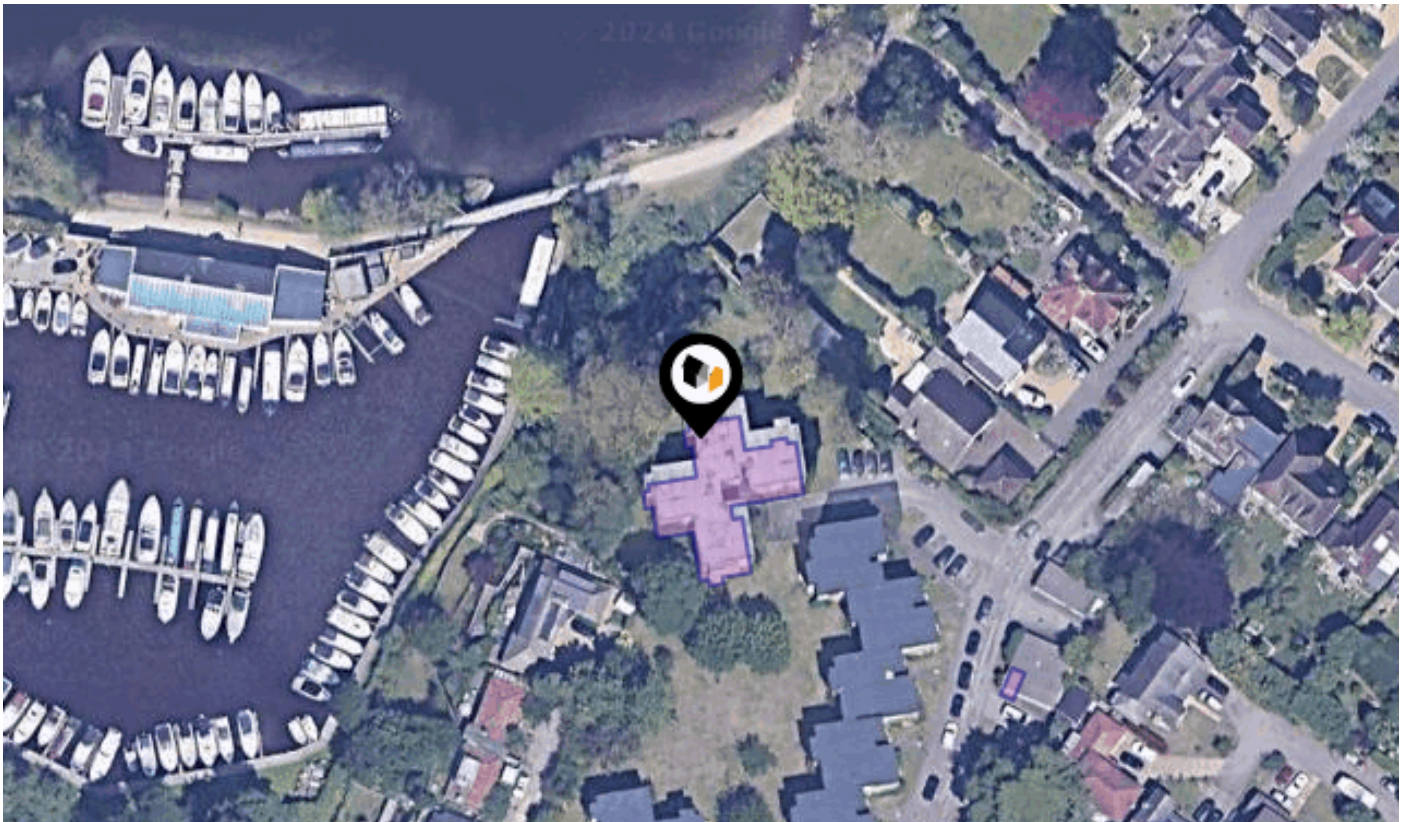


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# MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

**Monday 16<sup>th</sup> September 2024**



**12, MOUNT FELIX, WALTON-ON-THAMES, KT12 2PJ**

## Example Agent

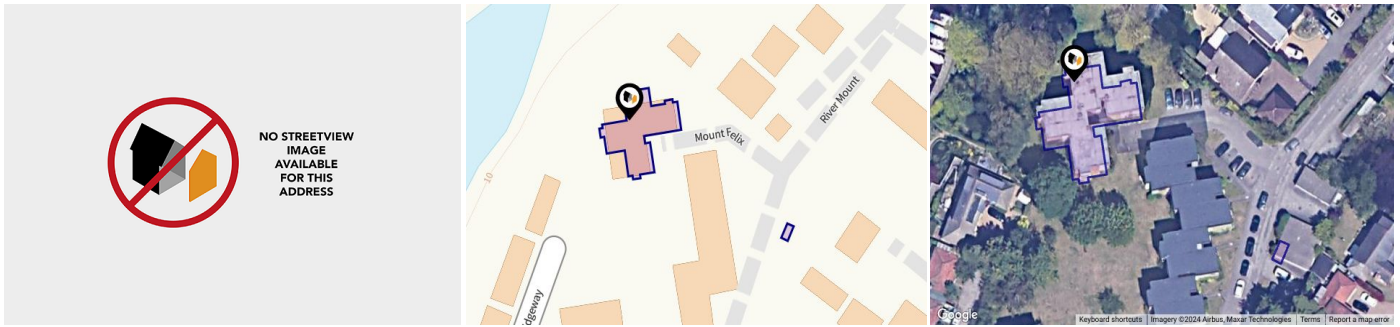
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

[lily@jamesneave.co.uk](mailto:lily@jamesneave.co.uk)

[www.exampleagent.com](http://www.exampleagent.com)





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	05/01/2007
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£249,950
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£305
<b>Plot Area:</b>	0.1 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1983-1990	<b>Start Date:</b>	27/01/2002
<b>Council Tax :</b>	Band C	<b>End Date:</b>	25/12/2975
<b>Annual Estimate:</b>	£2,074	<b>Lease Term:</b>	999 years from 25 December 1976
<b>Title Number:</b>	SY709749	<b>Term Remaining:</b>	951 years
<b>UPRN:</b>	100061332150		

## Local Area

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

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

<b>16</b> mb/s	<b>240</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

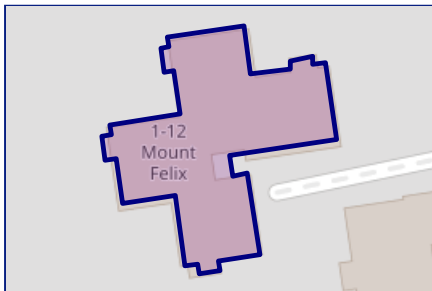


## Freehold Title Plan



**SY495267**

## Leasehold Title Plan



**SY709749**

Start Date: 27/01/2002  
End Date: 25/12/2975  
Lease Term: 999 years from 25 December 1976  
Term Remaining: 951 years

# Property EPC - Certificate



12, Mount Felix, KT12 2PJ

Energy rating

**D**

Valid until 15.09.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   C
55-68	<b>D</b>	64   D	
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>	Enclosed End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Market Sold in Street

<b>18, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	30/11/2023			
Last Sold Price:	£255,000			
<b>26, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	16/06/2023	24/07/2020		
Last Sold Price:	£300,000	£275,000		
<b>62, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	28/04/2023	04/05/2018	27/04/2001	
Last Sold Price:	£365,000	£338,000	£149,950	
<b>19, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	04/07/2022			
Last Sold Price:	£272,500			
<b>34, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	19/11/2021			
Last Sold Price:	£250,000			
<b>37, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	10/09/2021	31/08/2016		
Last Sold Price:	£280,000	£275,000		
<b>64, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	03/06/2021			
Last Sold Price:	£270,000			
<b>35, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	26/02/2021	10/01/2006		
Last Sold Price:	£265,000	£176,000		
<b>31, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	10/09/2020	17/08/2006		
Last Sold Price:	£285,000	£179,950		
<b>20, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	08/04/2020	14/11/2006		
Last Sold Price:	£253,600	£175,000		
<b>36, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	14/06/2019	19/03/2010		
Last Sold Price:	£280,000	£195,000		
<b>2, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	20/03/2019	17/07/2009	28/02/2008	27/01/2003
Last Sold Price:	£375,000	£245,000	£280,000	£250,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

<b>38, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	15/03/2019	05/09/2014	19/11/1999			
Last Sold Price:	£285,000	£225,000	£95,950			
<b>53, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	21/12/2018	02/02/2018	19/04/2000			
Last Sold Price:	£320,000	£360,000	£149,950			
<b>16, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	19/12/2018	01/10/2013				
Last Sold Price:	£270,000	£220,000				
<b>28, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	26/10/2018	12/05/2004	11/04/2001			
Last Sold Price:	£282,500	£180,000	£115,000			
<b>30, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	19/10/2018	21/10/2011				
Last Sold Price:	£271,100	£185,000				
<b>42, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	25/08/2017	18/01/2013	06/06/2007	31/03/2004	23/04/2002	
Last Sold Price:	£282,500	£197,000	£191,500	£163,500	£139,950	
<b>14, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	25/08/2017	16/03/2012				
Last Sold Price:	£270,000	£182,000				
<b>43, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	03/08/2017	17/12/1999				
Last Sold Price:	£360,000	£139,950				
<b>52, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	26/04/2017					
Last Sold Price:	£345,000					
<b>49, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	30/01/2017	23/06/2004				
Last Sold Price:	£372,500	£205,000				
<b>63, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	08/12/2016	11/09/1998				
Last Sold Price:	£355,000	£98,000				
<b>39, Mount Felix, Walton-on-thames, KT12 2PJ</b>						Flat-maisonette House
Last Sold Date:	19/09/2016	25/06/1999				
Last Sold Price:	£285,000	£82,950				

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

<b>55, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	22/07/2016	22/10/2010	28/10/2005	
Last Sold Price:	£345,000	£240,000	£215,000	
<b>3, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	18/12/2015			
Last Sold Price:	£380,000			
<b>66, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	02/11/2015	17/09/2004	17/03/2004	
Last Sold Price:	£317,950	£228,000	£195,000	
<b>61, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	09/01/2015			
Last Sold Price:	£249,950			
<b>45, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	24/03/2014			
Last Sold Price:	£285,000			
<b>32, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	06/09/2013	30/09/2010	06/06/2008	
Last Sold Price:	£214,950	£199,000	£193,000	
<b>1, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	06/03/2013			
Last Sold Price:	£290,000			
<b>29, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	16/07/2012	25/06/1999		
Last Sold Price:	£209,000	£85,950		
<b>57, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	25/03/2011	17/08/2007	09/07/2004	
Last Sold Price:	£282,500	£267,500	£207,000	
<b>54, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	14/01/2011	04/08/2000		
Last Sold Price:	£198,000	£122,000		
<b>8, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	03/06/2010	09/08/2007	10/12/2002	
Last Sold Price:	£290,000	£269,000	£225,500	
<b>7, Mount Felix, Walton-on-thames, KT12 2PJ</b>				Flat-maisonette House
Last Sold Date:	19/10/2009			
Last Sold Price:	£250,000			

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



# Market Sold in Street

<b>11, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	31/07/2008		
Last Sold Price:	£250,000		
<b>21, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	28/02/2008	26/04/2006	28/04/1999
Last Sold Price:	£205,000	£180,000	£87,000
<b>65, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	16/11/2007	16/02/2004	
Last Sold Price:	£265,000	£200,000	
<b>6, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	08/10/2007		
Last Sold Price:	£281,000		
<b>48, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	14/09/2007	02/06/1999	
Last Sold Price:	£257,500	£129,500	
<b>4, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	26/01/2007		
Last Sold Price:	£249,950		
<b>12, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	05/01/2007		
Last Sold Price:	£249,950		
<b>47, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	10/01/2006		
Last Sold Price:	£213,000		
<b>41, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	10/08/2005		
Last Sold Price:	£178,000		
<b>5, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	10/08/2005		
Last Sold Price:	£235,000		
<b>24, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	02/06/2004	04/09/2002	
Last Sold Price:	£190,000	£155,000	
<b>23, Mount Felix, Walton-on-thames, KT12 2PJ</b>		Flat-maisonette House	
Last Sold Date:	26/04/2002	30/01/2001	
Last Sold Price:	£137,000	£115,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

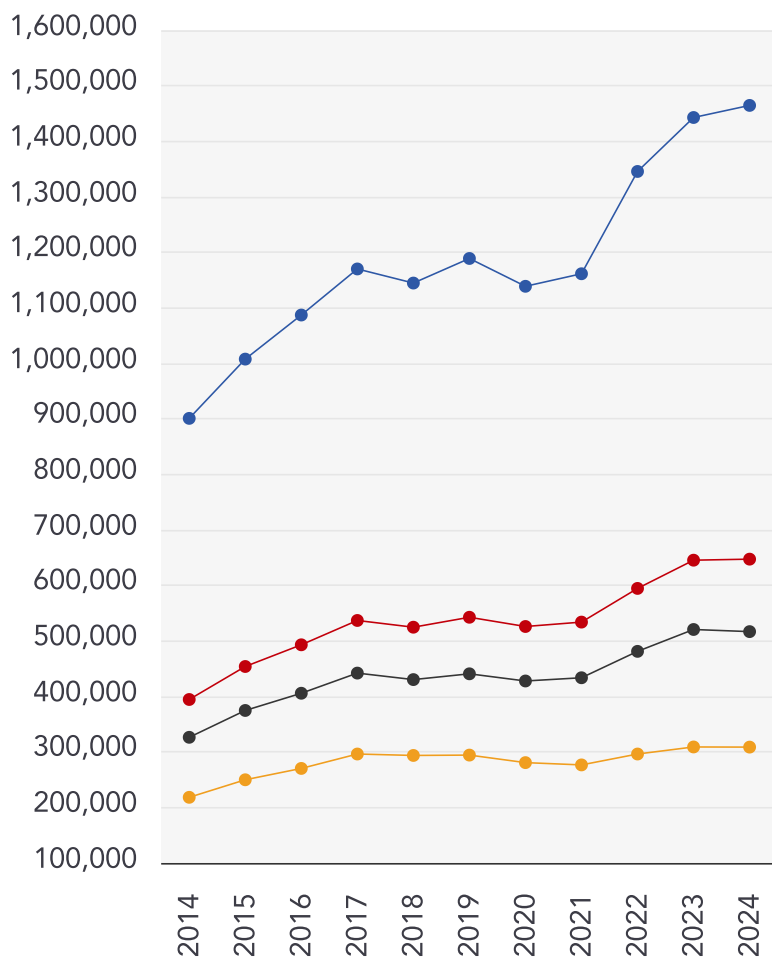
<b>22, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 30/08/2001	
Last Sold Price: £128,500	
<b>58, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 08/06/2001	
Last Sold Price: £151,500	
<b>50, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 01/06/2001	
Last Sold Price: £129,950	
<b>60, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 05/01/2001	
Last Sold Price: £147,500	
<b>15, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 28/07/1999	
Last Sold Price: £85,000	
<b>17, Mount Felix, Walton-on-thames, KT12 2PJ</b>	Flat-maisonette House
Last Sold Date: 17/08/1998	
Last Sold Price: £75,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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  
THE ESTATE AGENTS

## Example Agent

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.

We have many years of experience in our chosen field, and we know our area very well. If you are looking for a friendly service and an unparalleled knowledge, you need to talk to our experts at the earliest opportunity. With James Neave by your side, your property needs are fully taken care of.

We are proud of the friendly service we provide, and the understanding manner with which we treat our customers. We don't believe in giving you the hard sell just to get you to sign up with us, because we believe in good old-fashioned customer service instead.



## Why us?

We are proud of the friendly service we provide, and the understanding manner with which we treat our customers. We don't believe in giving you the hard sell just to get you to sign up with us, because we believe in good old-fashioned customer service instead. When we build a strong relationship with our customers, we do so because we know this is the way to achieve mutual 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"



# Agency

## Our Performance in This Area

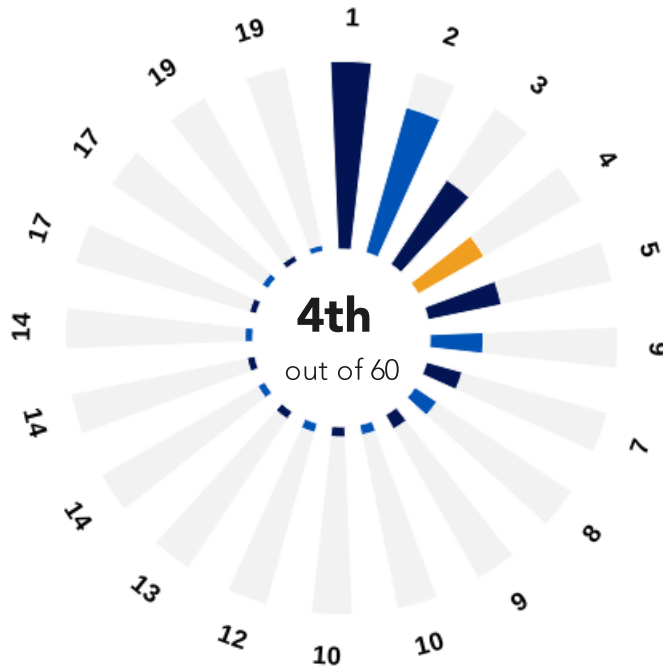


### Market Share in KT12

Number of Listings

Based on:

- All Beds
- All Property Types
- Last 30 Days



1.	Martin Flashman	(228)	10=.	Martin And Wheat...	(13)
2.	Curchods	(183)	12.	Savills	(12)
3.	Seymours	(123)	13.	Rice And Roman	(11)
4.	<b>James Neave</b>	<b>(92)</b>	14=.	Hamptons	(10)
5.	James Neave The	(91)	14=.	John D Wood .	(10)
6.	Harmes Turner Br...	(65)	14=.	Purplebricks	(10)
7.	Castle Wildish	(45)	17=.	Leaders	(9)
8.	Rochills	(32)	17=.	Martin & Co	(9)
9.	Arthur Samuel	(20)	19=.	Knight Frank	(8)
10=.	Jackson Stops	(13)	19=.	Rawlinson And W...	(8)

### Total Properties (Live)

**Our Properties** **92**



Market Average **17.79**



### % of Asking Price Achieved

**Our %** **92%**

Market % **95%**

### New Listings

Last 30 Days

**Our Listings**

**11**

Market Average

**3.08**



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# Example Agent Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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