

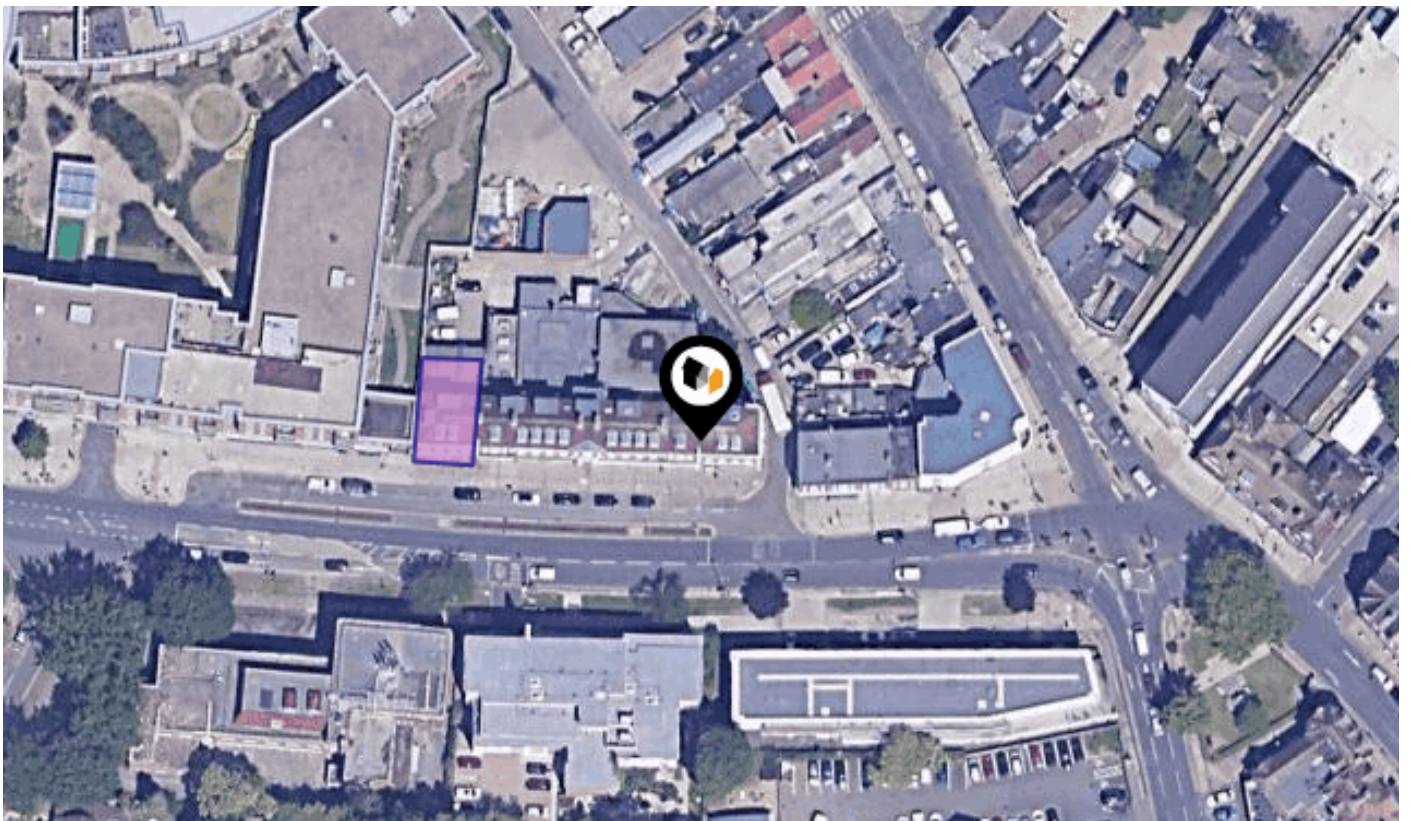


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



BRASSEY HOUSE, NEW ZEALAND AVENUE, WALTON-ON-THAMES, KT12

Example Agent

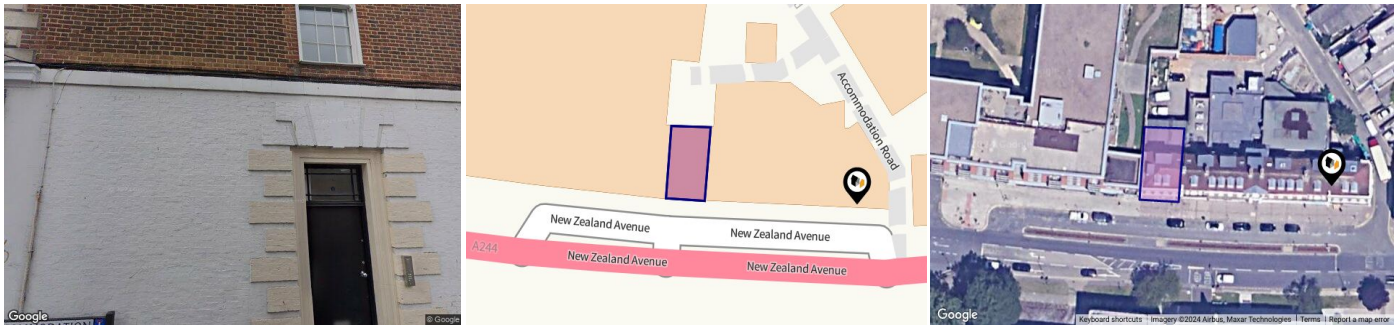
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.exampleagent.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start	18/11/2018
Floor Area:	333 ft ² / 31 m ²	Date:	
Plot Area:	0.08 acres	End Date:	25/06/3016
Year Built :	2018	Lease	999 years (less 3 days) from 29 June
Council Tax :	Band B	Term:	2017 Exp. on 25 June 3016
Annual Estimate:	£1,815	Term	992 years
Title Number:	SY858776	Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

New Zealand Avenue, KT12

Energy rating

D

Valid until 08.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

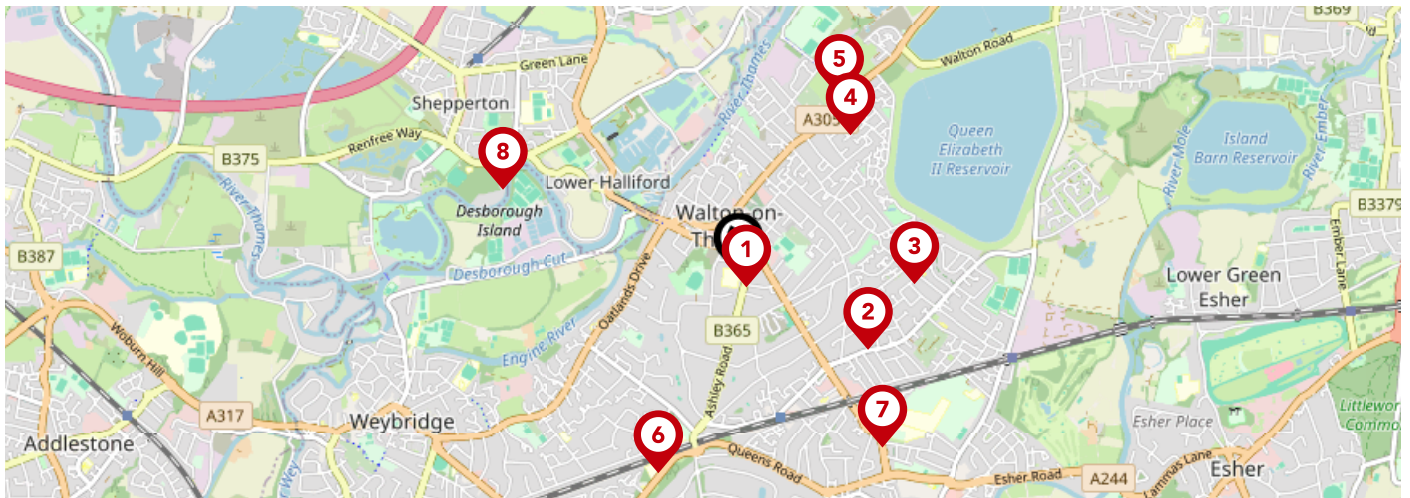
Property

EPC - Additional Data

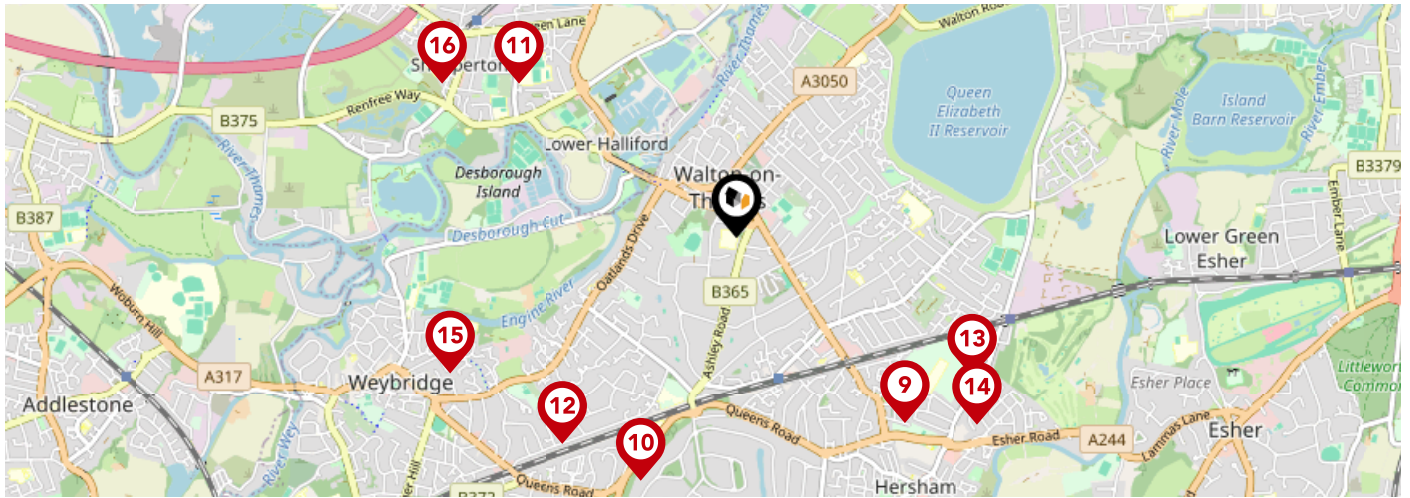
Additional EPC Data









Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.45 W/m ² ·K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Electric underfloor heating
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.28 W/m ² ·K
Total Floor Area:	31 m ²

Area Schools



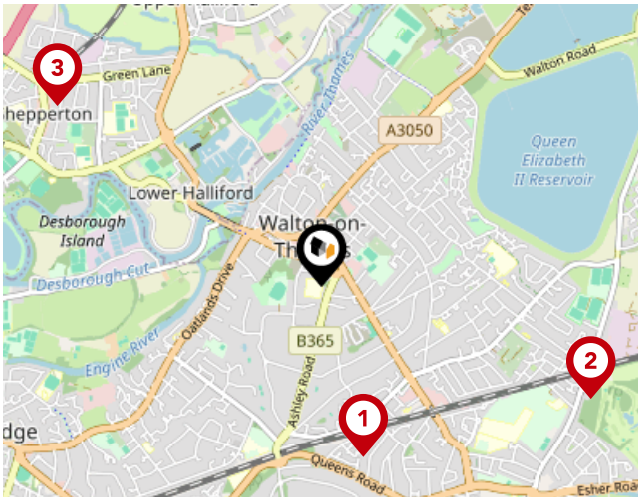
		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Good Pupils: 564 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 146 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton Oak Primary School Ofsted Rating: Good Pupils: 428 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grovelands Primary School Ofsted Rating: Good Pupils: 508 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heathside Walton-on-Thames Ofsted Rating: Not Rated Pupils: 305 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Three Rivers Academy Ofsted Rating: Good Pupils: 1457 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School Ofsted Rating: Not Rated Pupils: 461 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bell Farm Primary School Ofsted Rating: Good Pupils: 671 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 86 Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1042 Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oatlands School Ofsted Rating: Good Pupils: 270 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 18 Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James CofE Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 554 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

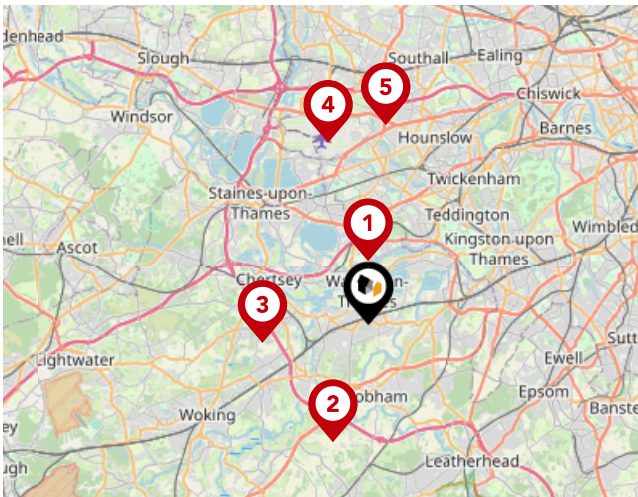
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.81 miles
2	Hersham Rail Station	1.35 miles
3	Shepperton Rail Station	1.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.4 miles
2	M25 J10	4.52 miles
3	M25 J11	3.96 miles
4	M4 J4A	6.9 miles
5	M4 J3	7.42 miles

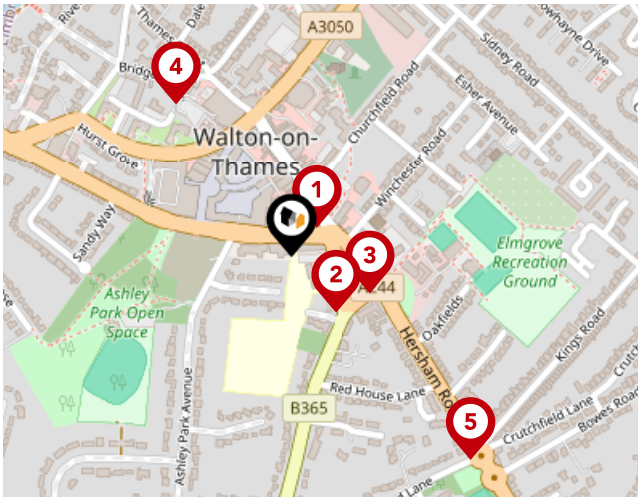


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.37 miles
2	Heathrow Airport	6.4 miles
3	Gatwick Airport	18.72 miles
4	Leaves Green	19.86 miles

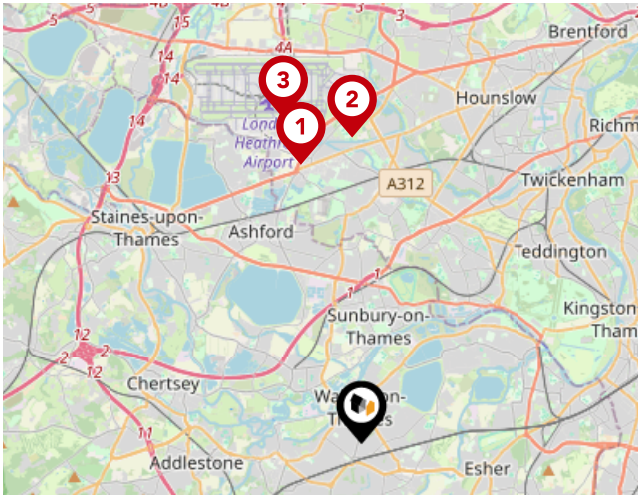
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.04 miles
2	Ashley C of E Primary School	0.08 miles
3	Everyman Cinema	0.1 miles
4	The Bear	0.22 miles
5	Stompond Lane	0.31 miles



Local Connections

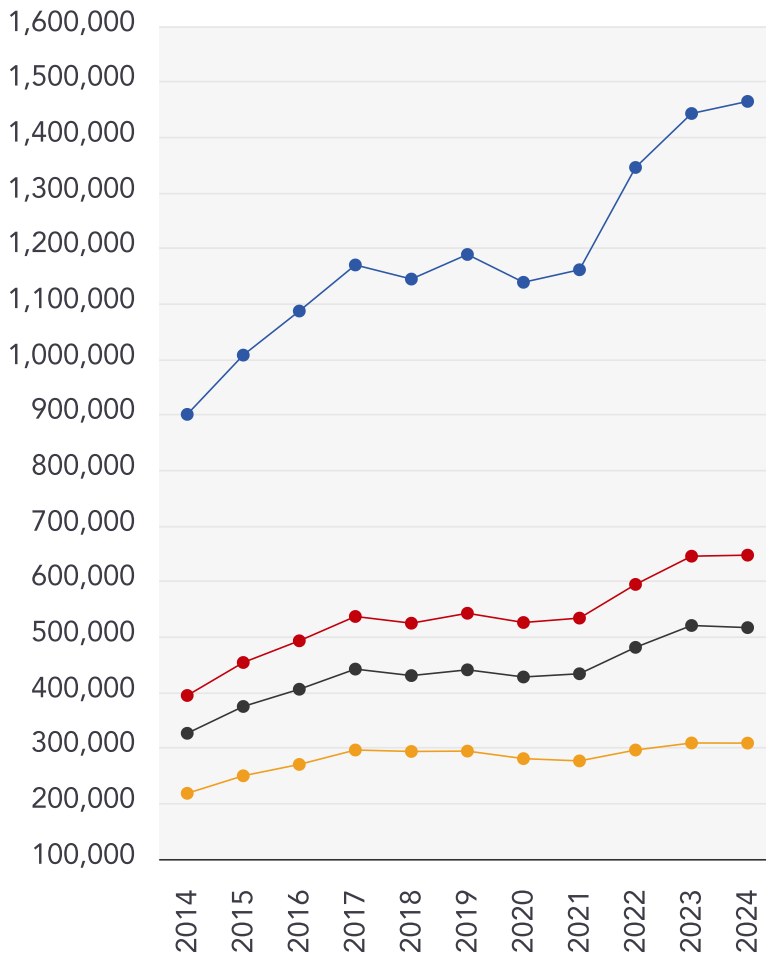
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.3 miles
2	Hatton Cross Underground Station	5.68 miles
3	Heathrow Terminals 1-2-3 Underground Station	6.18 miles

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%



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.

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

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