



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 08th May 2026**

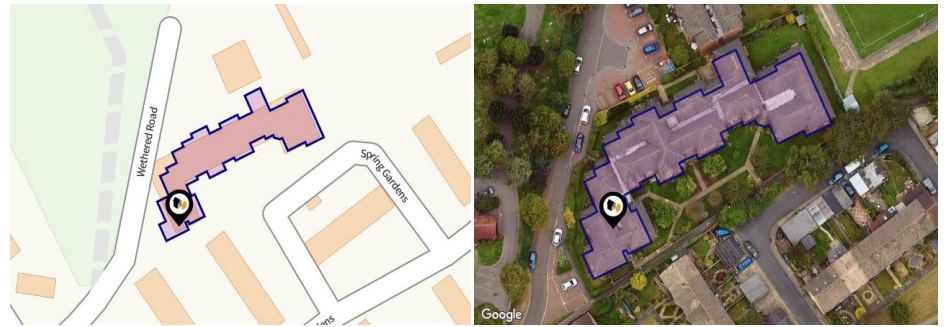


**WETHERED ROAD, MARLOW, SL7**

iad UK | Samantha Marshall

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iadgroup.com

street-view-image



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	462 ft <sup>2</sup> / 43 m <sup>2</sup>		
<b>Plot Area:</b>	0.28 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,527		
<b>Title Number:</b>	BM118976		

## Local Area

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

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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

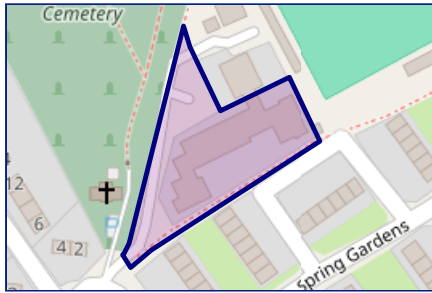


### Satellite/Fibre TV Availability:



### Freehold Title Plan

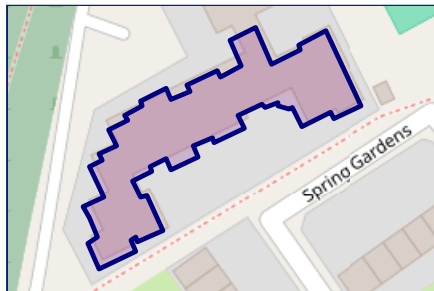
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**BM82661**

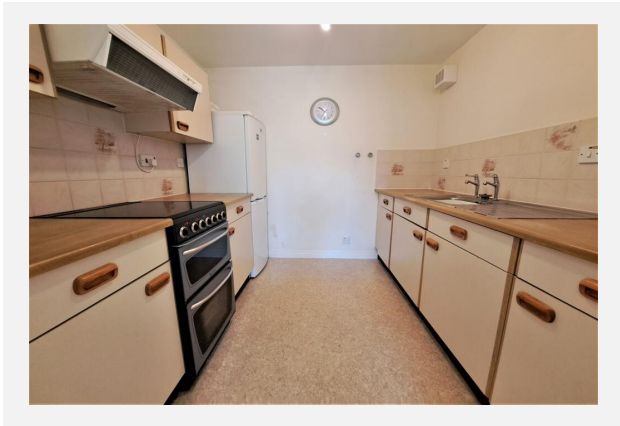
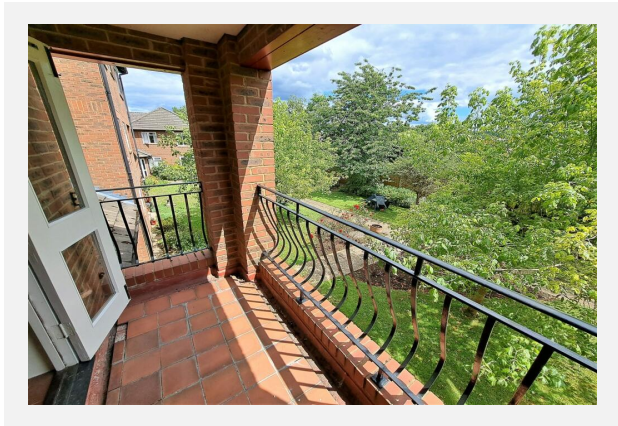
### Leasehold Title Plan

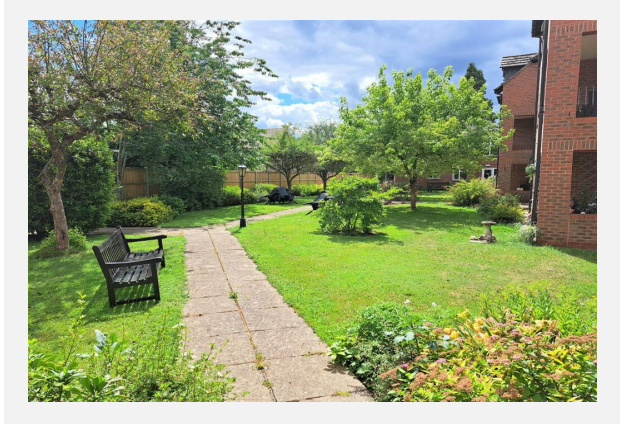
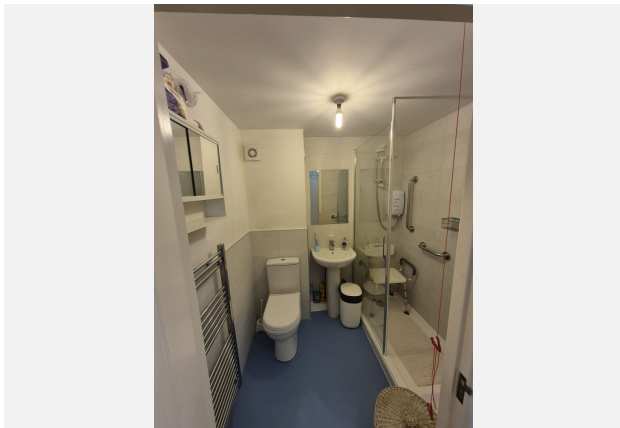
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**BM118976**

Start Date: 16/05/1988  
End Date: 01/08/2086  
Lease Term: 99 years from 1 August 1987  
Term Remaining: 60 years



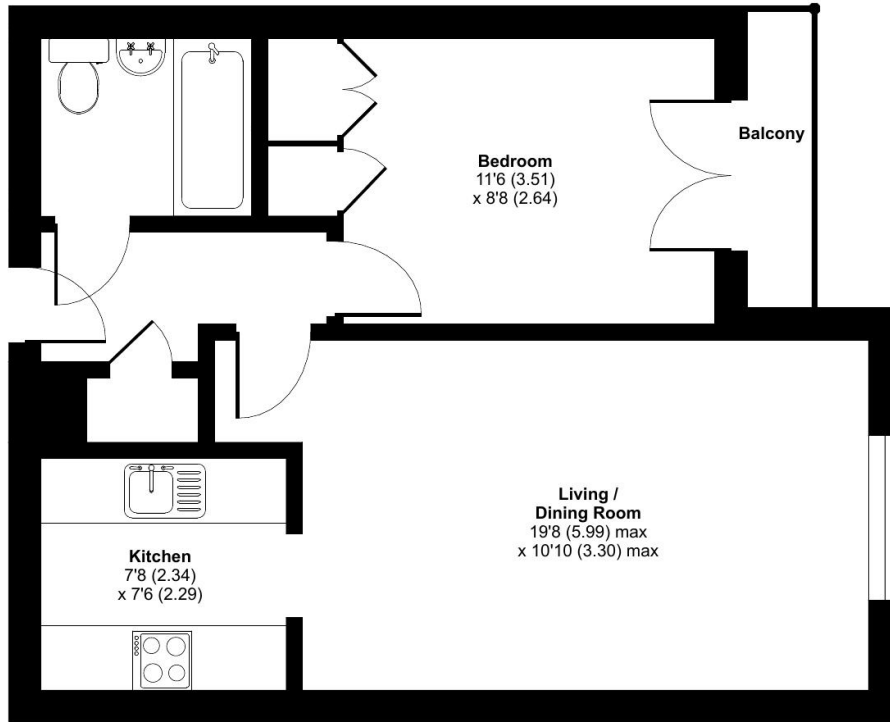


# WETHERED ROAD, MARLOW, SL7

Trinity Court, Wethered Road, Marlow, SL7

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2023. Produced for Simmons & Sons. REF: 937325

Wethered Road, SL7

Energy rating

# D

Valid until 12.01.2033

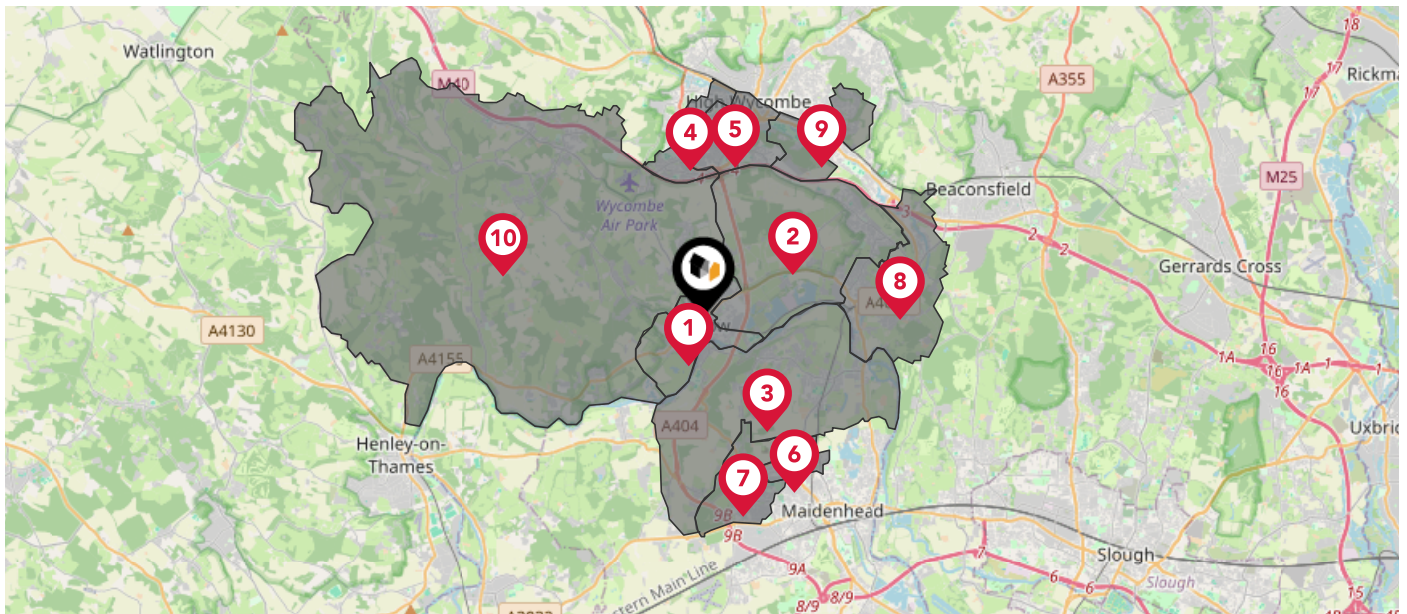
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric heat pump for water heating only
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	43 m <sup>2</sup>

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



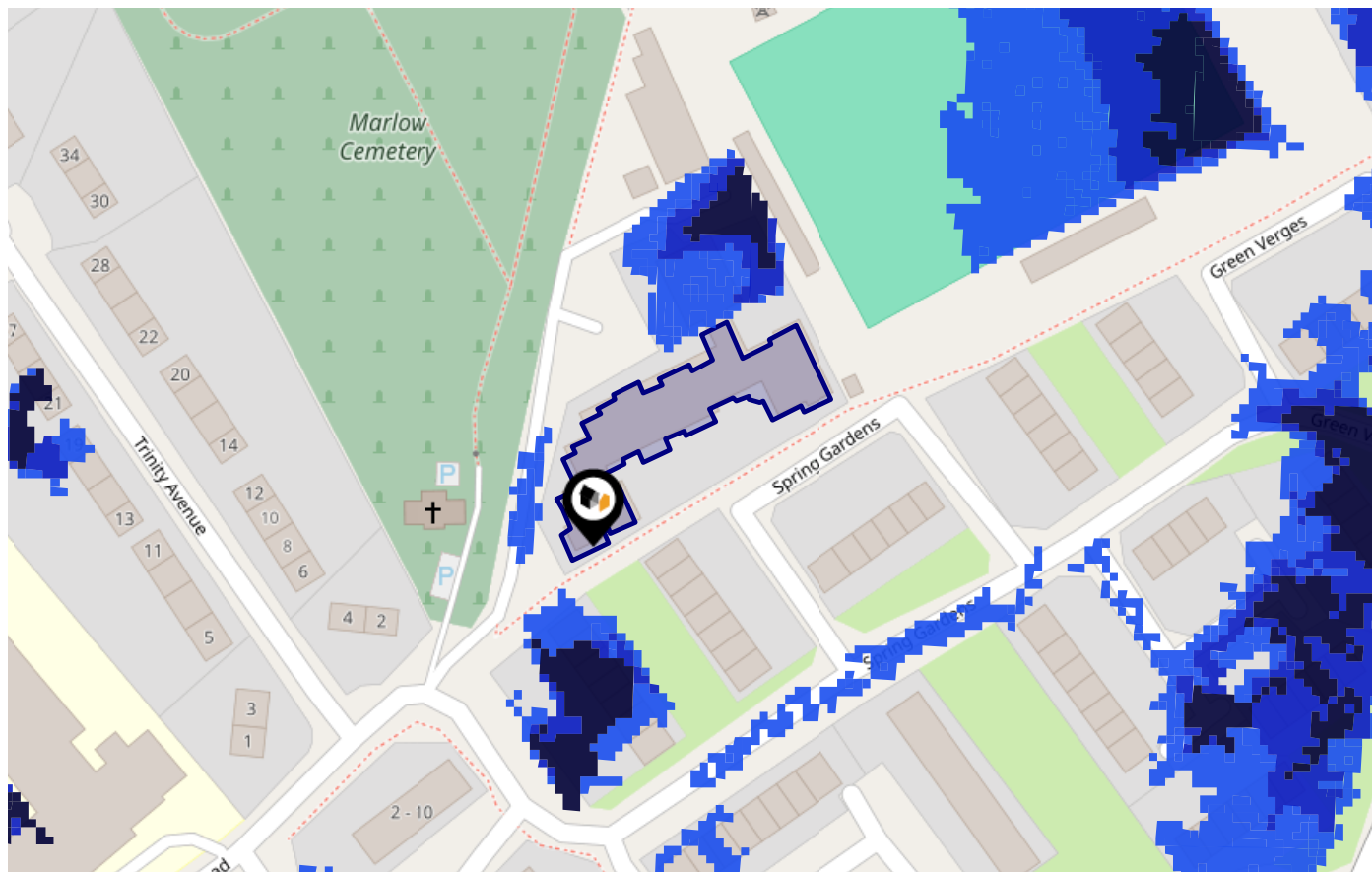
### Nearby Council Wards

- 1 Marlow Ward
- 2 Flackwell Heath, Little Marlow and Marlow South East Ward
- 3 Bisham & Cookham Ward
- 4 Booker, Cressex and Castlefield Ward
- 5 Abbey Ward
- 6 Furze Platt Ward
- 7 Pinkneys Green Ward
- 8 The Wooburns, Bourne End and Hedsor Ward
- 9 Ryemead and Micklefield Ward
- 10 Chiltern Villages Ward

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

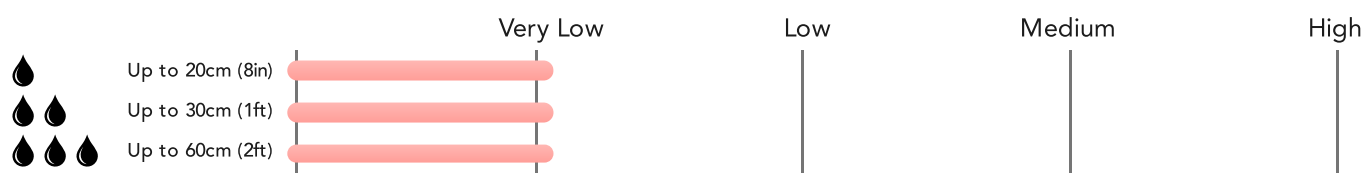


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

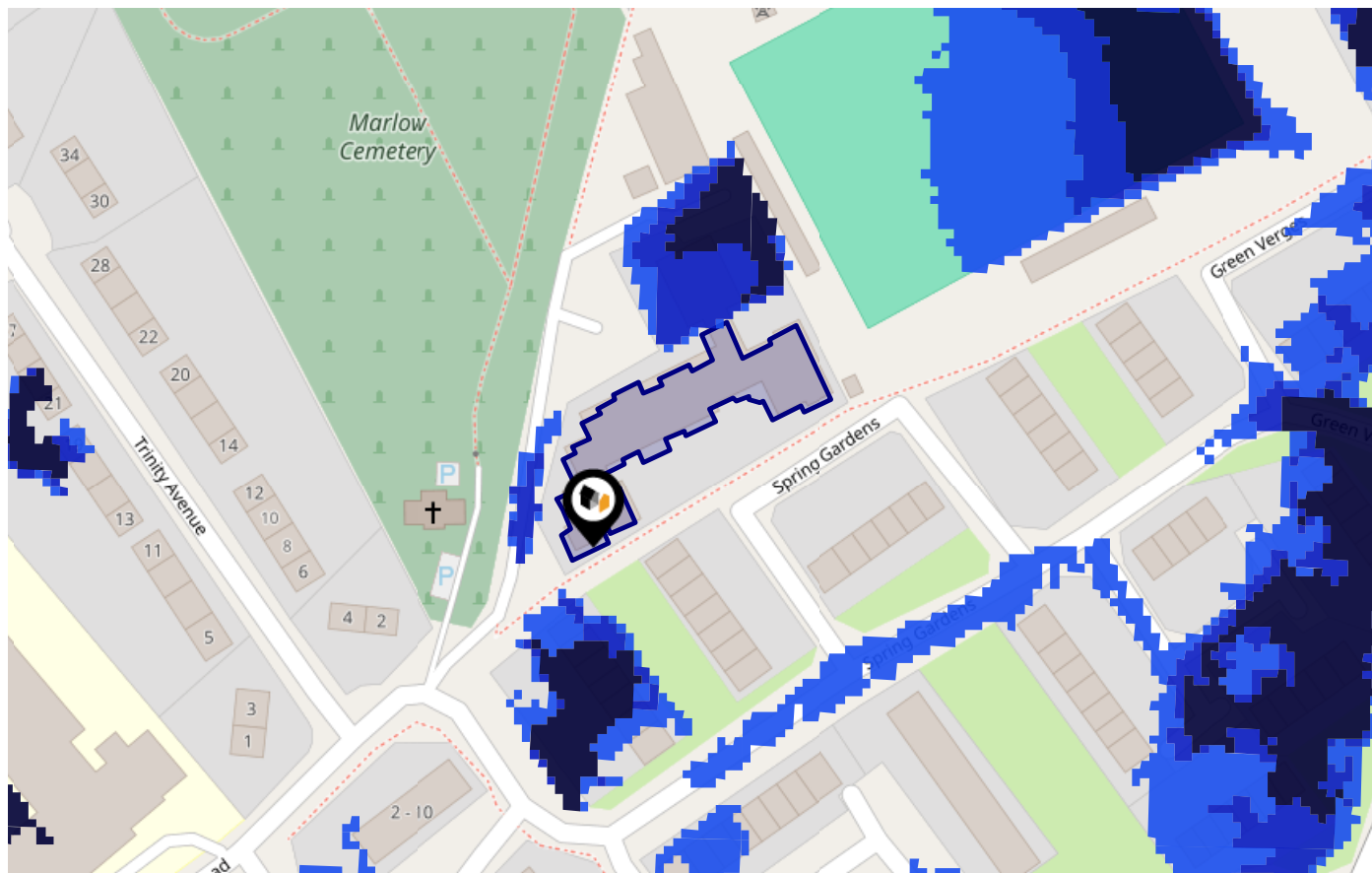
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

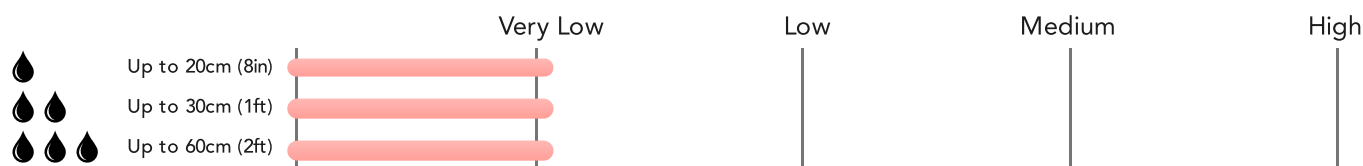


**Risk Rating:** Very low

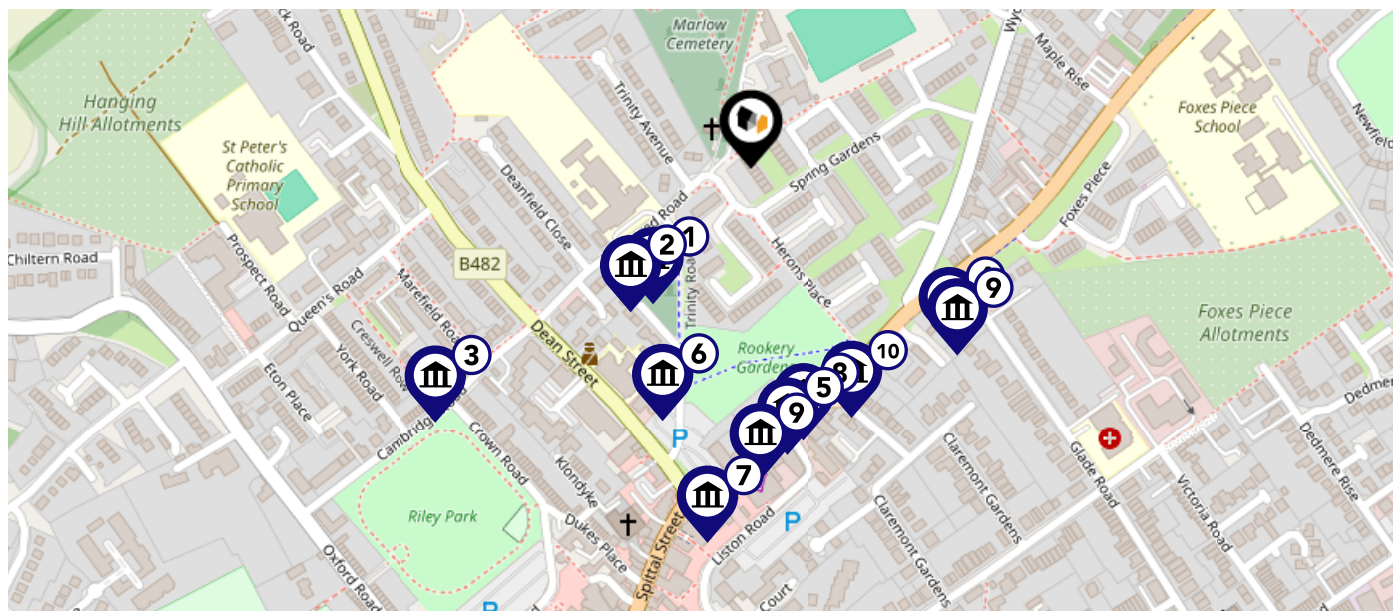
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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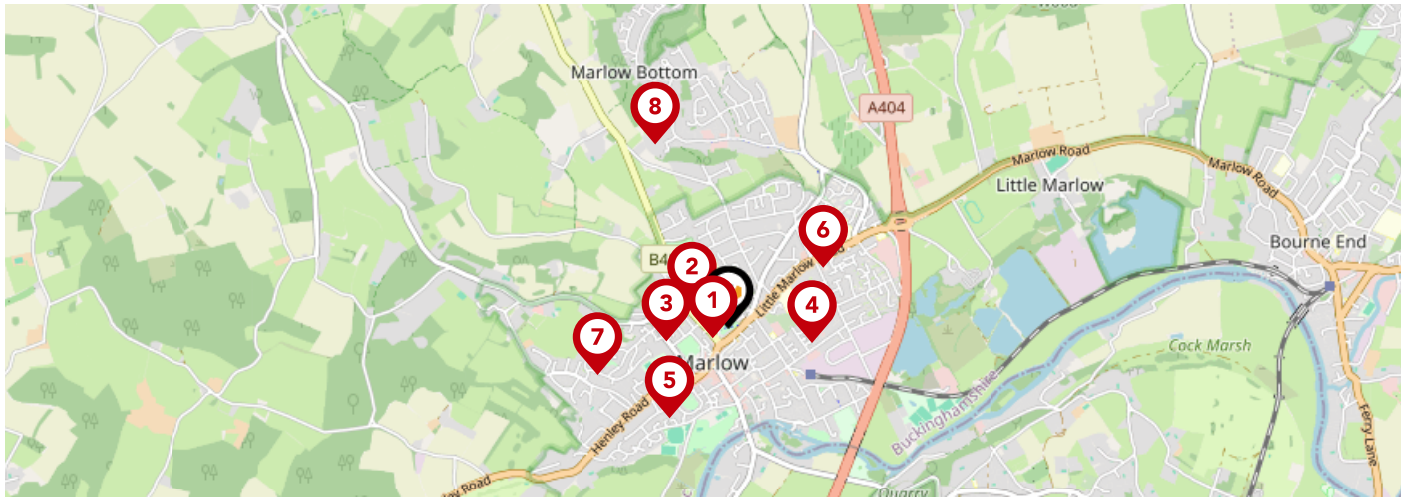
Chance of flooding to the following depths at this property:



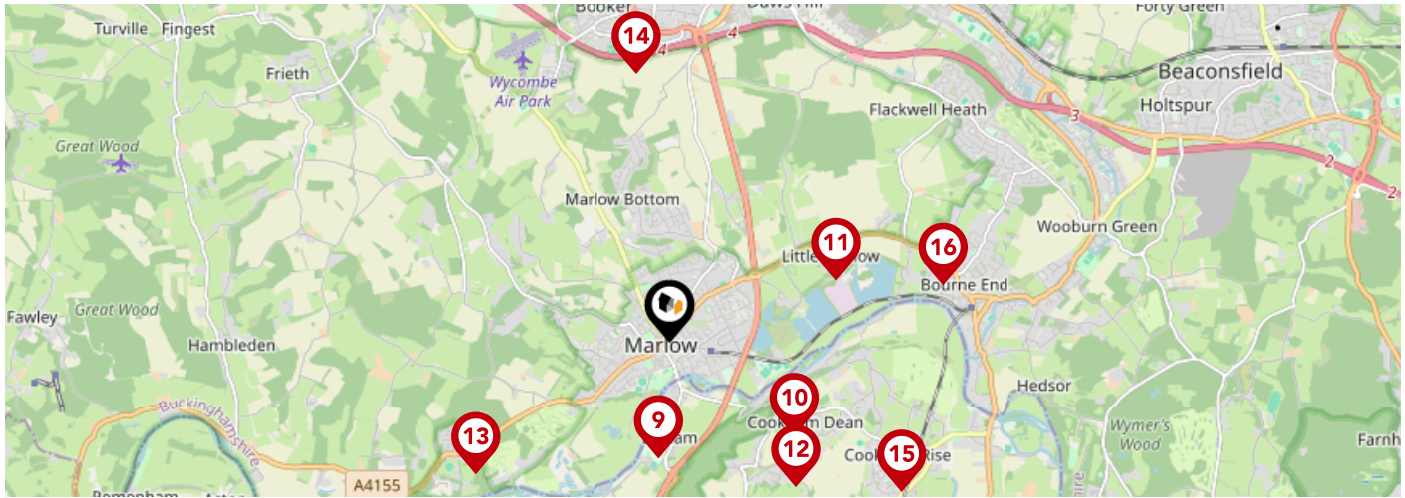
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1234978 - 21 And 23, Trinity Road	Grade II	0.1 miles
1234902 - Former Church Of The Holy Trinity (now Known As Old Trinity Church)	Grade II	0.1 miles
1332378 - 47-53, Cambridge Road	Grade II	0.2 miles
1159210 - Cedar Cottage	Grade II	0.2 miles
1125097 - Borlase Cottages, 39-55 Chapel Street	Grade II	0.2 miles
1234901 - Magistrates Court Old Police Station	Grade II	0.2 miles
1332383 - 4, Chapel Street	Grade II	0.2 miles
1159143 - Rookery Lodge	Grade II	0.2 miles
1125096 - Borlase Cottages, 23-35 Chapel Street	Grade II	0.2 miles
1311155 - Elizabeth's Cottage	Grade II	0.2 miles
1125102 - Cedar House	Grade II	0.2 miles



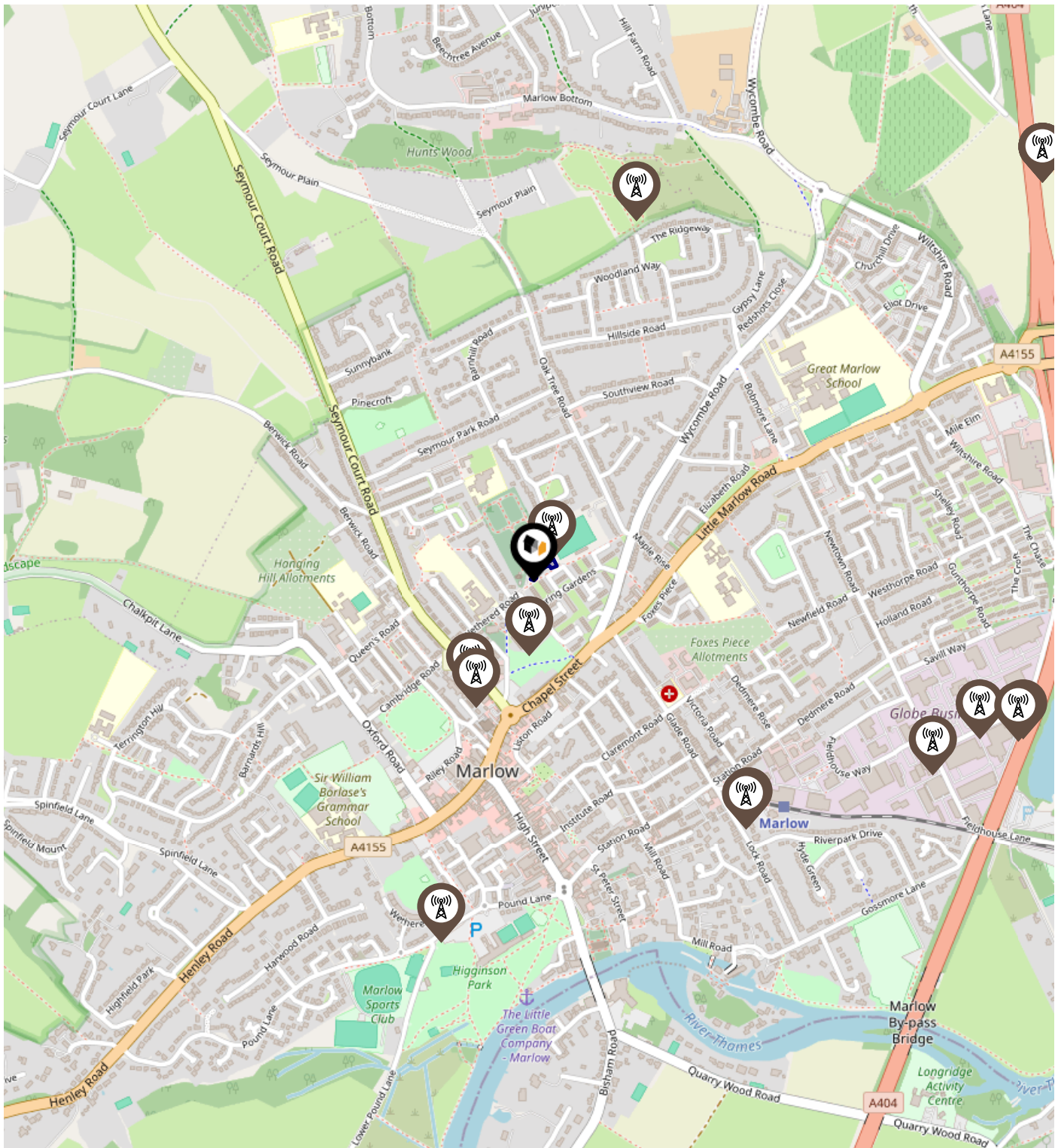
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Holy Trinity Church of England (Aided) School</b> Ofsted Rating: Outstanding   Pupils: 355   Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Marlow Church of England Infant School</b> Ofsted Rating: Good   Pupils: 163   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Foxes Piece School</b> Ofsted Rating: Requires improvement   Pupils: 181   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Sir William Borlase's Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1191   Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Great Marlow School</b> Ofsted Rating: Good   Pupils: 1446   Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Spinfield School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Burford School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Bisham Church of England Academy</b> Ofsted Rating: Good   Pupils: 91   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Herries Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 115   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Little Marlow CofE School</b> Ofsted Rating: Good   Pupils: 40   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cookham Dean CofE Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Danesfield School</b> Ofsted Rating: Outstanding   Pupils: 458   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cressex Community School</b> Ofsted Rating: Good   Pupils: 762   Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cookham Rise Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Claytons Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

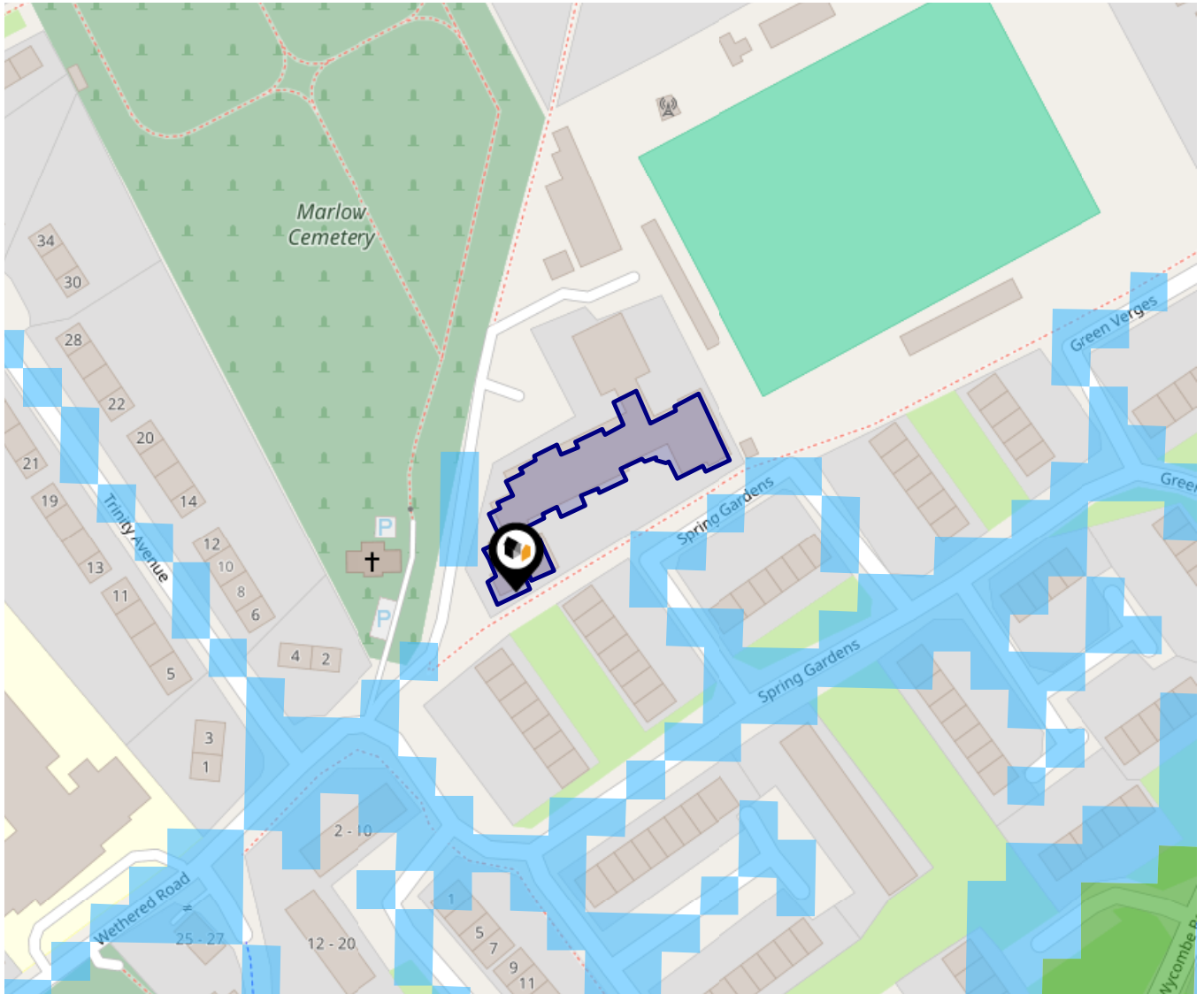
# Local Area

## Masts & Pylons



**Key:**

- Power Pylons
- Communication Masts



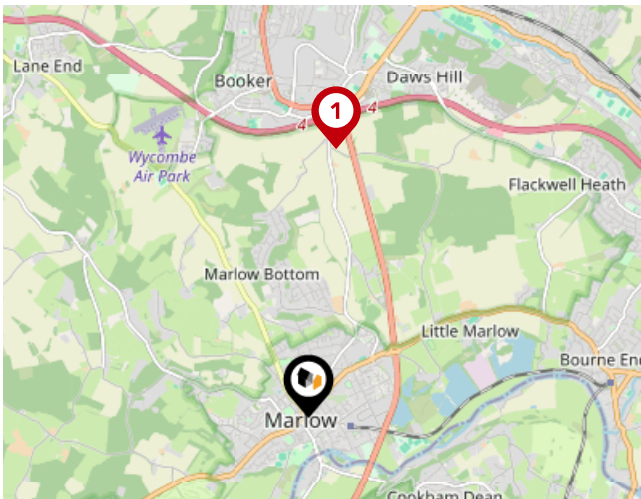
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



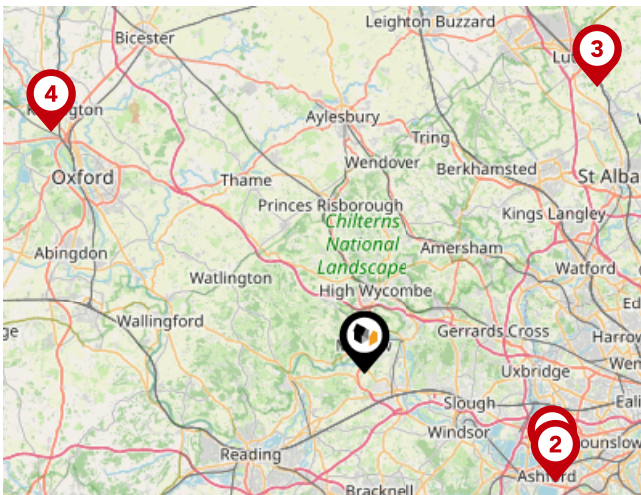
**National Rail Stations**

Pin	Name	Distance
1	Marlow Rail Station	0.53 miles
2	Cookham Rail Station	2.63 miles
3	Bourne End Rail Station	2.79 miles



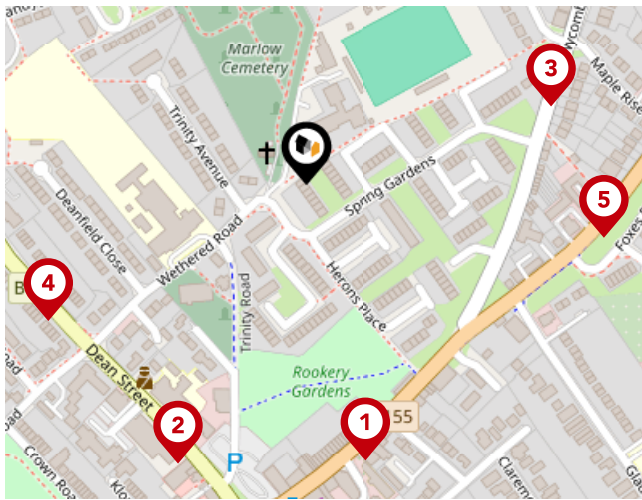
**Trunk Roads/Motorways**

Pin	Name	Distance
1	M40 J4	2.5 miles
2	A404(M) J9	4 miles
3	A404(M) J9A	5.05 miles
4	M40 J3	4.06 miles
5	M4 J8	5.93 miles



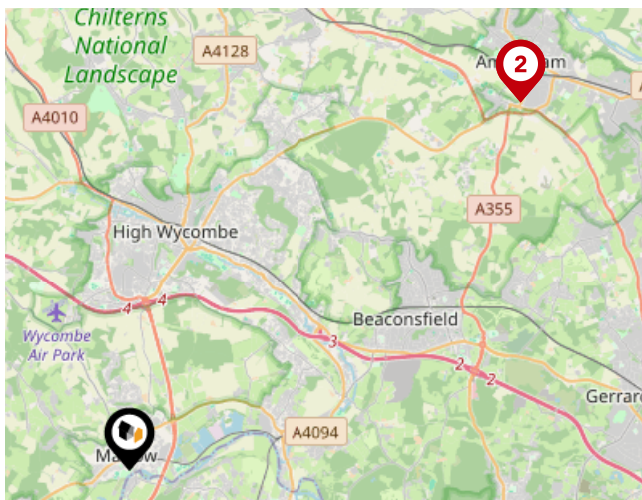
**Airports/HELIPADS**

Pin	Name	Distance
1	Heathrow Airport	15.56 miles
2	Heathrow Airport Terminal 4	16.23 miles
3	Luton Airport	27.05 miles
4	Kidlington	29.07 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Spittal Street	0.16 miles
2	Dean Street Car Park	0.18 miles
3	Maple Rise	0.15 miles
4	Dean Street	0.17 miles
5	Foxes Piece	0.17 miles



### Local Connections

Pin	Name	Distance
1	Amersham Underground Station	9.88 miles
2	Amersham Underground Station	9.9 miles



## **iad UK | Samantha Marshall**

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