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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th July 2026



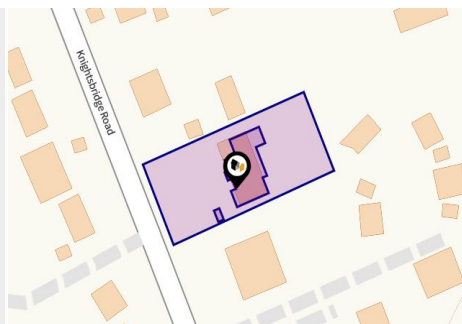
**APARTMENT 9, GRASMERE, KNIGHTSBRIDGE ROAD,
CAMBERLEY, GU15 3TS**

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,108 ft ² / 103 m ²
Plot Area:	0.7 acres
Year Built :	2003-2006
Council Tax :	Band D
Annual Estimate:	£2,585
Title Number:	SY755184
UPRN:	10002677140
Restrictive Covenants:	Yes

Last Sold Date:	16/12/2020
Last Sold Price:	£296,000
Last Sold £/ft²:	£265
Tenure:	Leasehold

Local Area

Local Authority:	Surrey heath
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	900 mb/s
		

Mobile Coverage: (based on calls indoors)

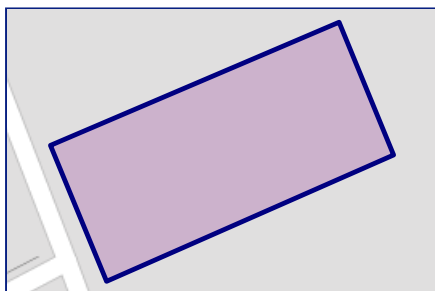


Satellite/Fibre TV Availability:



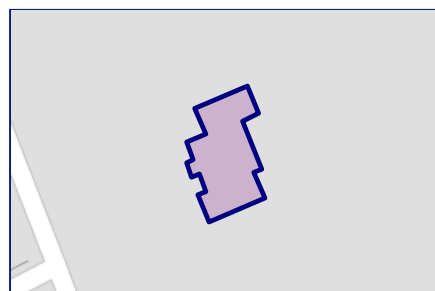
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



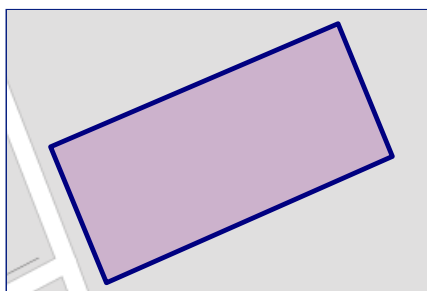
SY300727

Leasehold Title Plans



SY755184

Start Date: 24/04/2006
End Date: 25/12/2130
Lease Term: 125 years from 25 December 2005
Term Remaining: 104 years



SY749570

Start Date: 10/09/2006
End Date: 25/12/2130
Lease Term: 125 years less 7 days from 25 December 2005
Term Remaining: 104 years

APARTMENT 9, GRASMERE, KNIGHTSBRIDGE ROAD,
CAMBERLEY, GU15 3TS

APPROX. GROSS INTERNAL FLOOR AREA 955 SQ FT 88.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property EPC - Certificate



Apartment 9 Grasmere, Knightsbridge Road, CAMBERLEY, GU15 3TS		Energy rating C	
Valid until 22.06.2021		Certificate number 8729-6826-8390-1777-6922	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

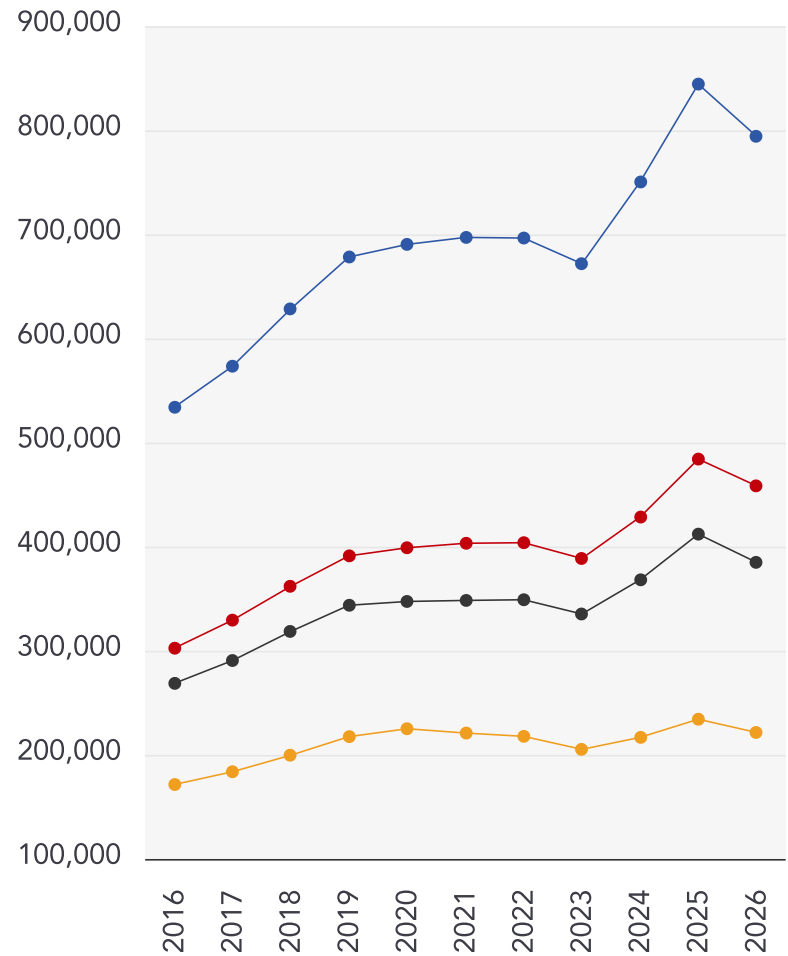
Property Type:	Top-floor flat
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	103 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

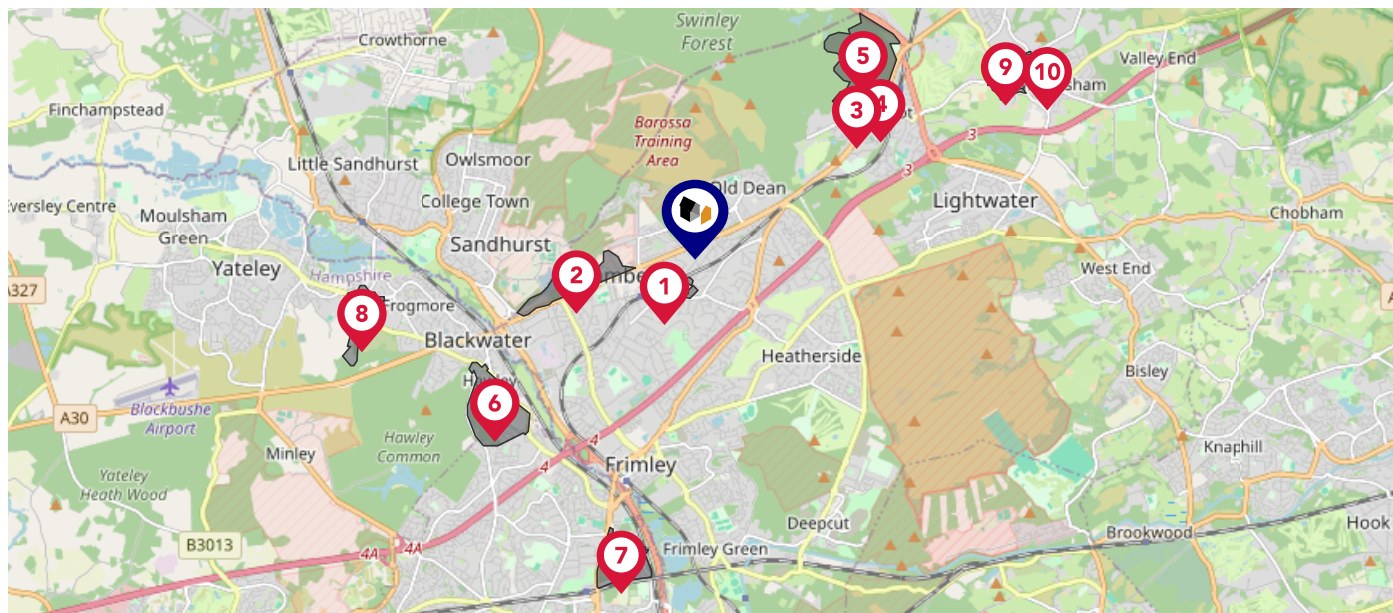
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



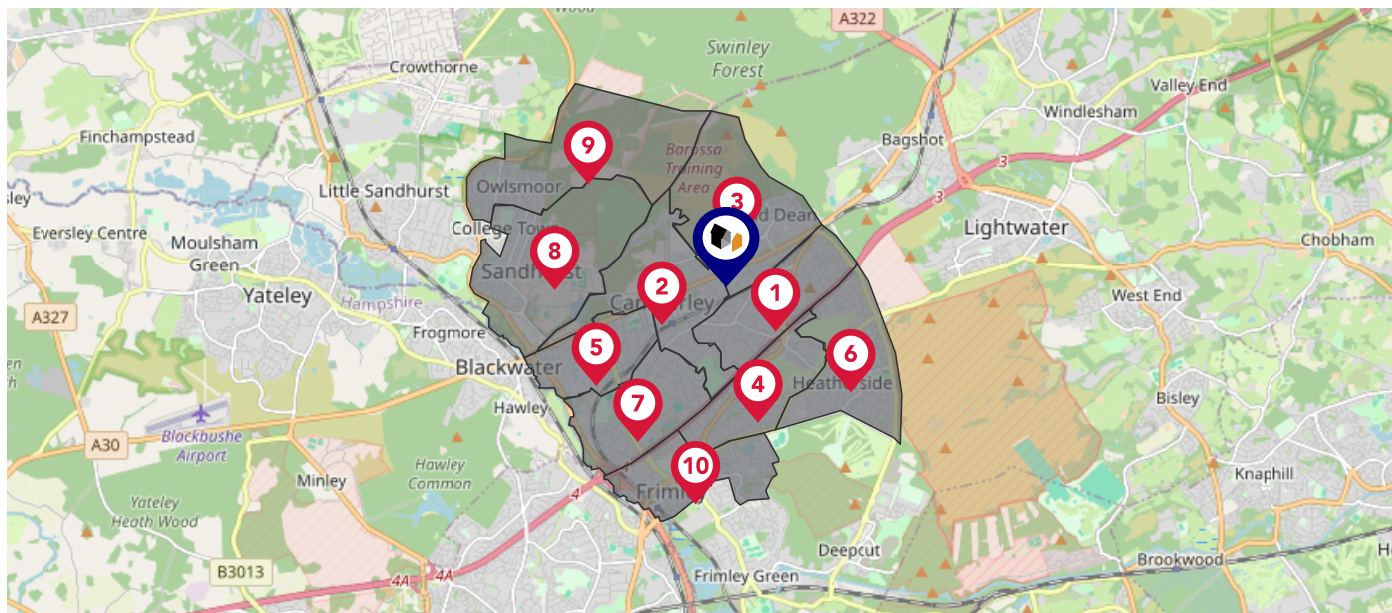
Nearby Conservation Areas

- 1 Upper Gordon Road to Church Hill, Camberley
- 2 RMA (Former) Staff College and London Road, Camberley
- 3 Bagshot, Church Road
- 4 Bagshot Village
- 5 Bagshot Park, Bagshot
- 6 Hawley Park and Green
- 7 Farnborough Hill
- 8 Darby Green Yateley
- 9 Windlesham, Church Road and Kennel Lane
- 10 Windlesham, Updown Hill

Maps

Council Wards

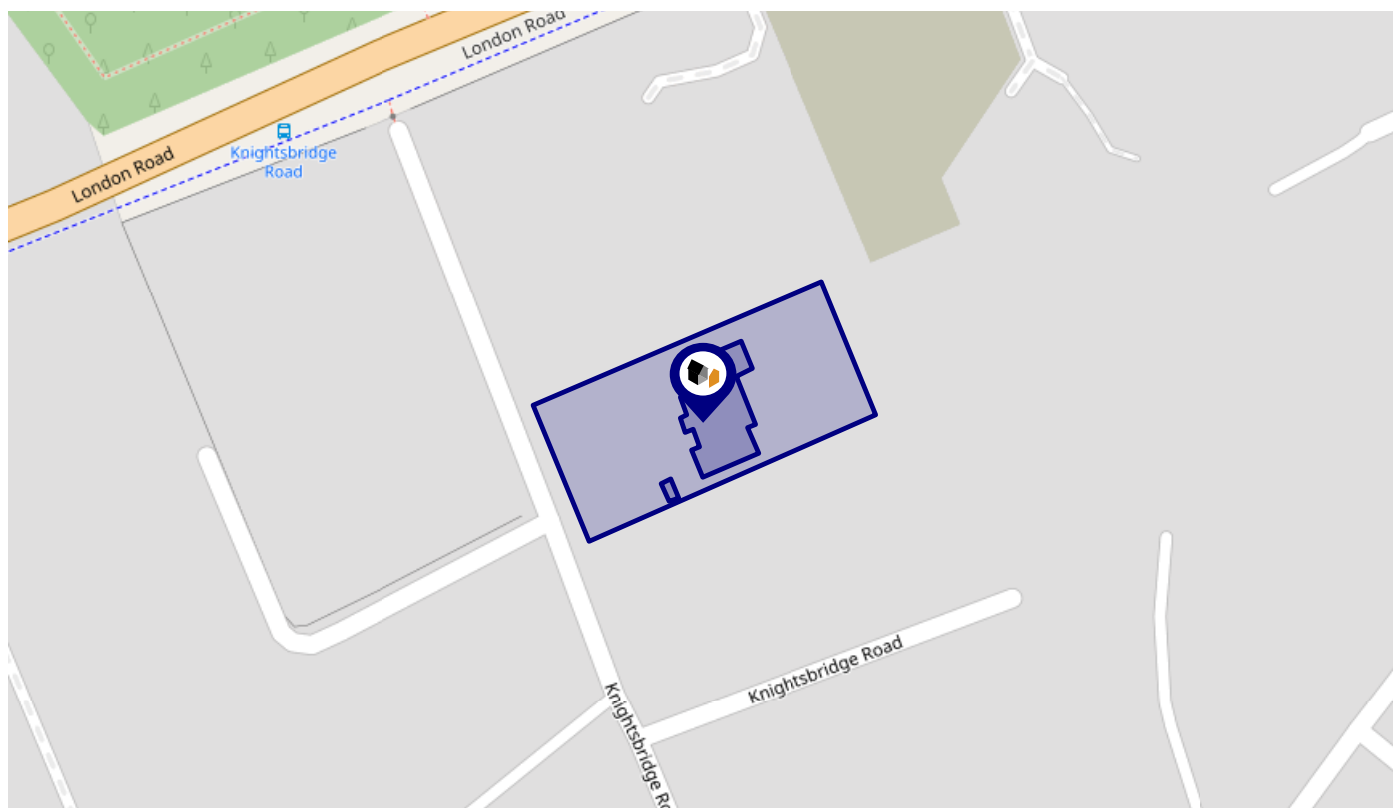
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|-------------------|
| 1 | St. Pauls Ward |
| 2 | Town Ward |
| 3 | Old Dean Ward |
| 4 | Parkside Ward |
| 5 | St. Michaels Ward |
| 6 | Heatherside Ward |
| 7 | Watchetts Ward |
| 8 | College Town Ward |
| 9 | Owlsmoor Ward |
| 10 | Frimley Ward |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

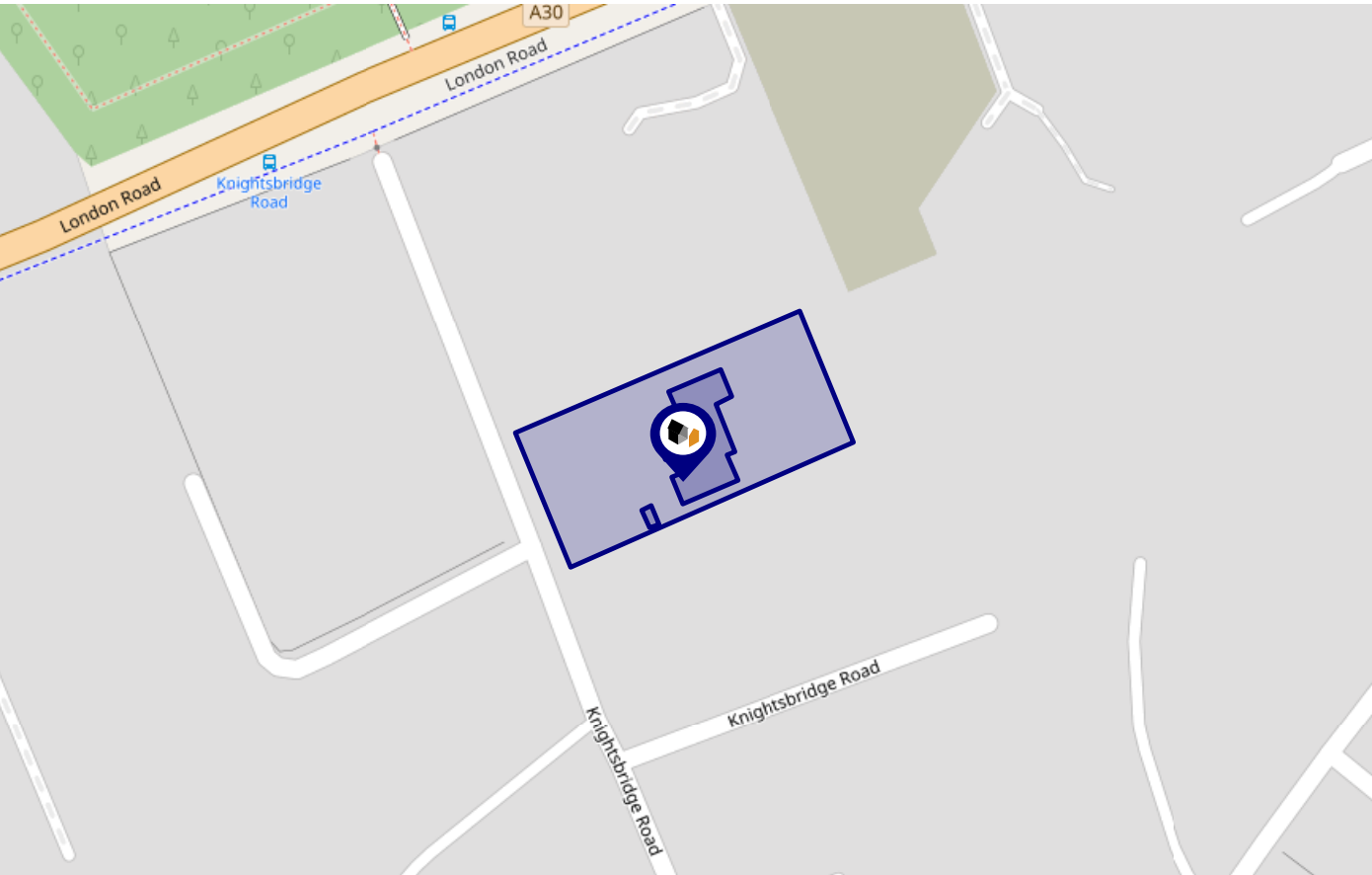
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

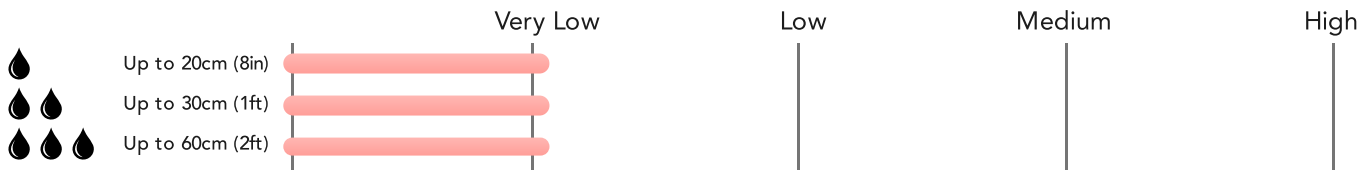


Risk Rating: Very low

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:

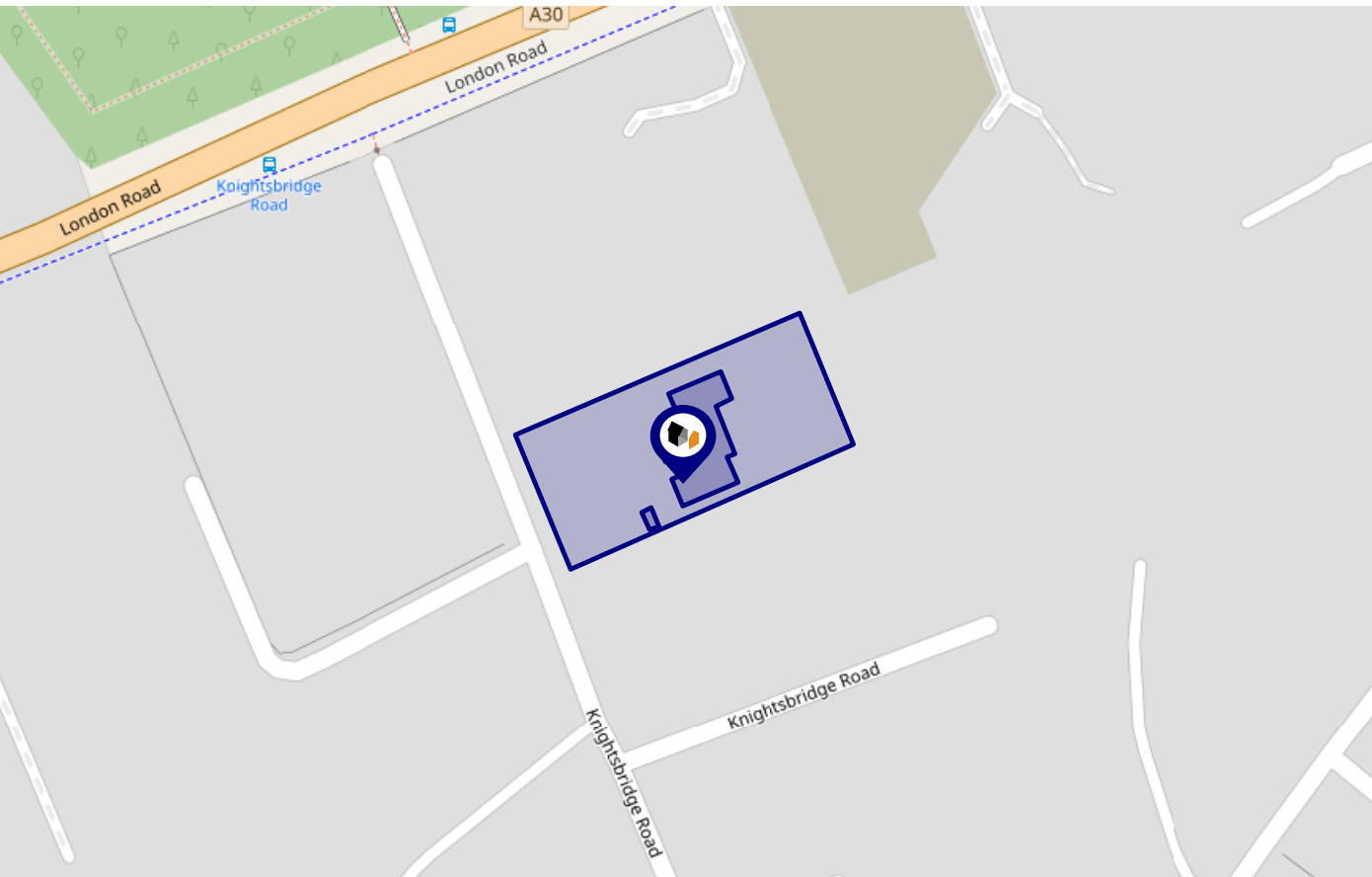


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. 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.

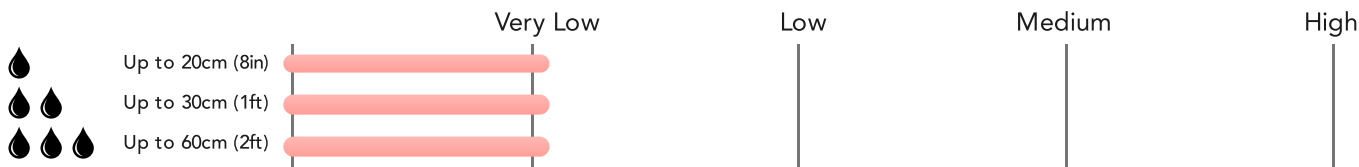


Risk Rating: Very low

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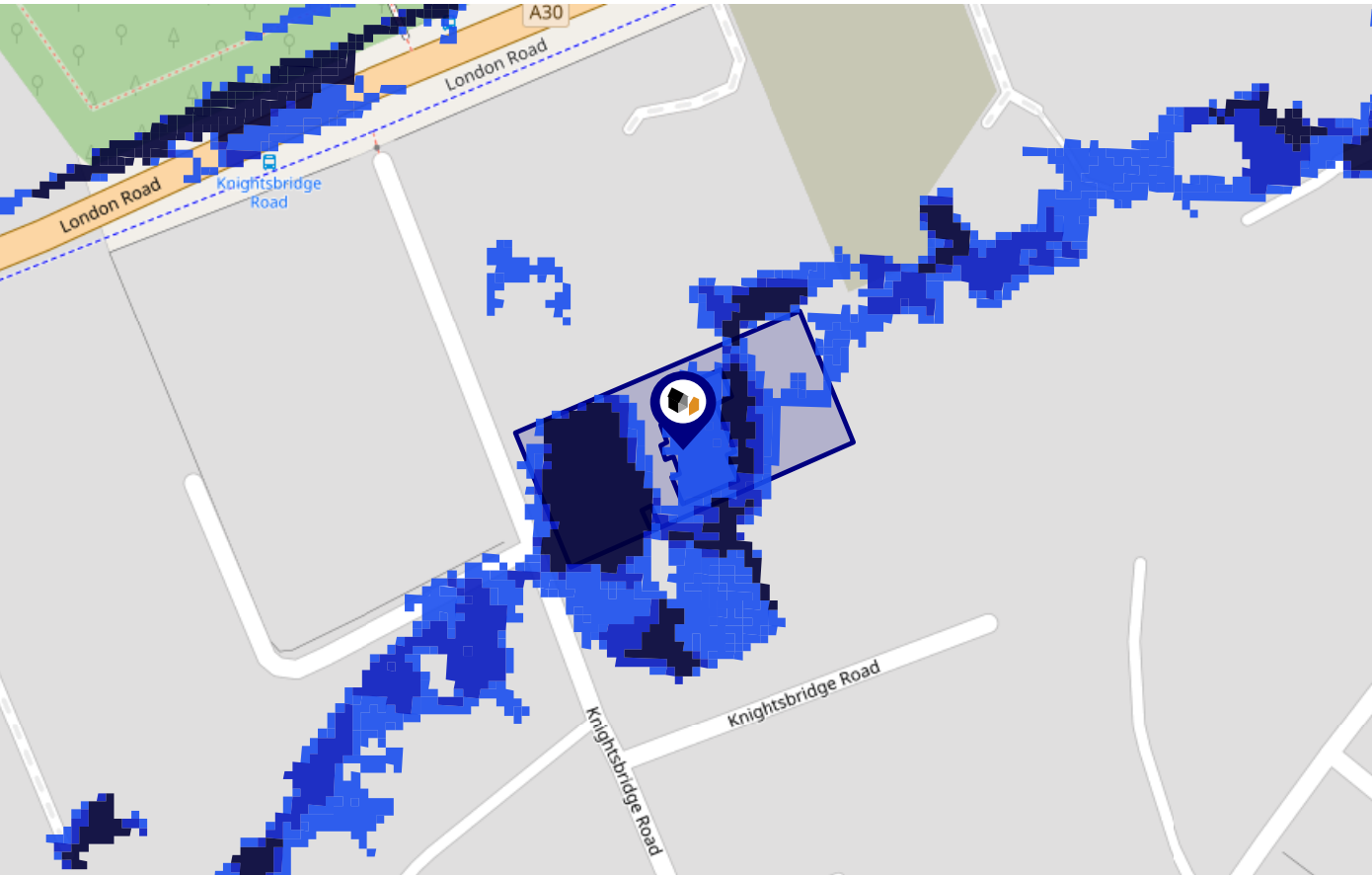
Chance of flooding to the following depths at this property:



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: Low

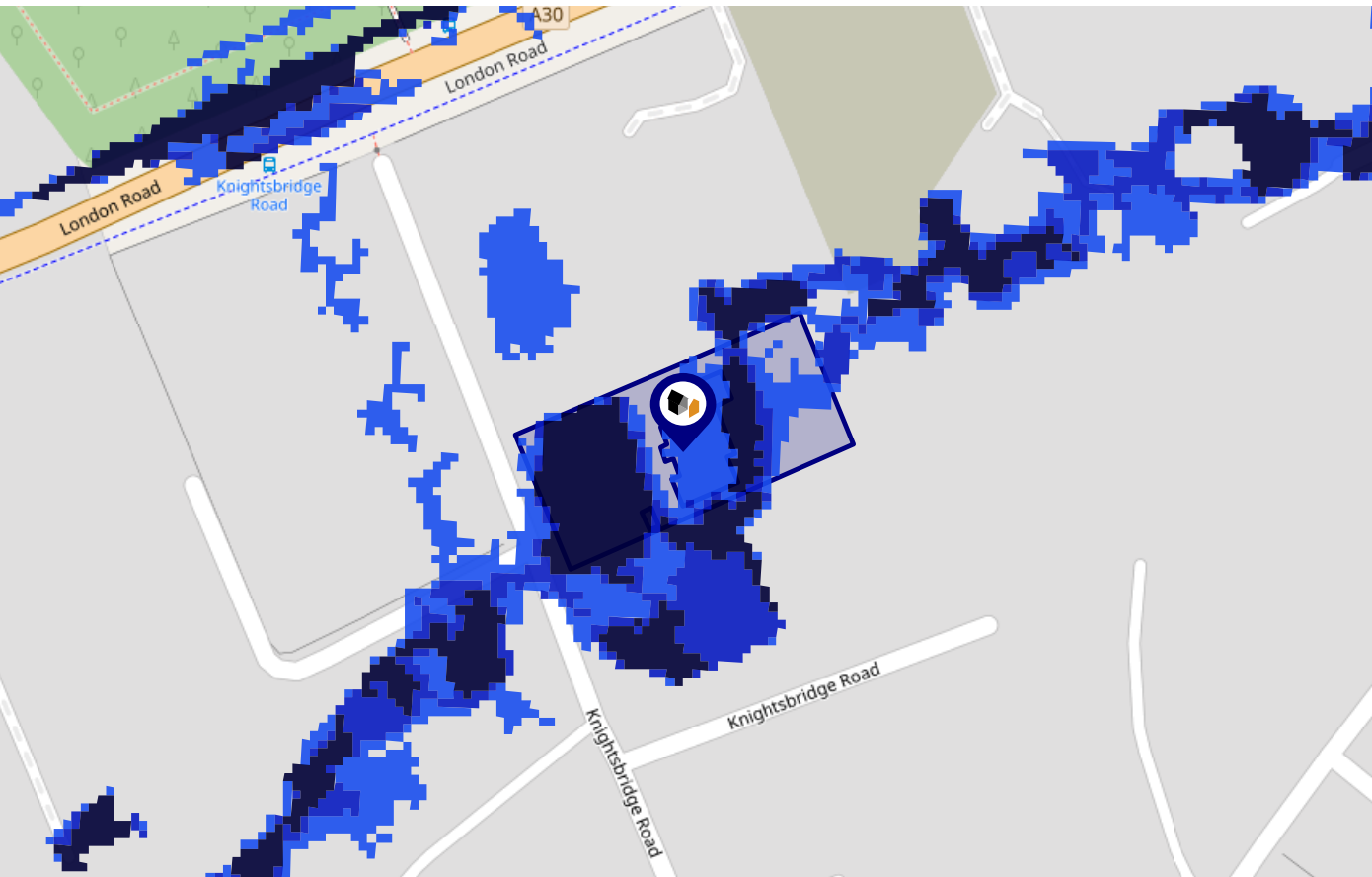
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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: Low

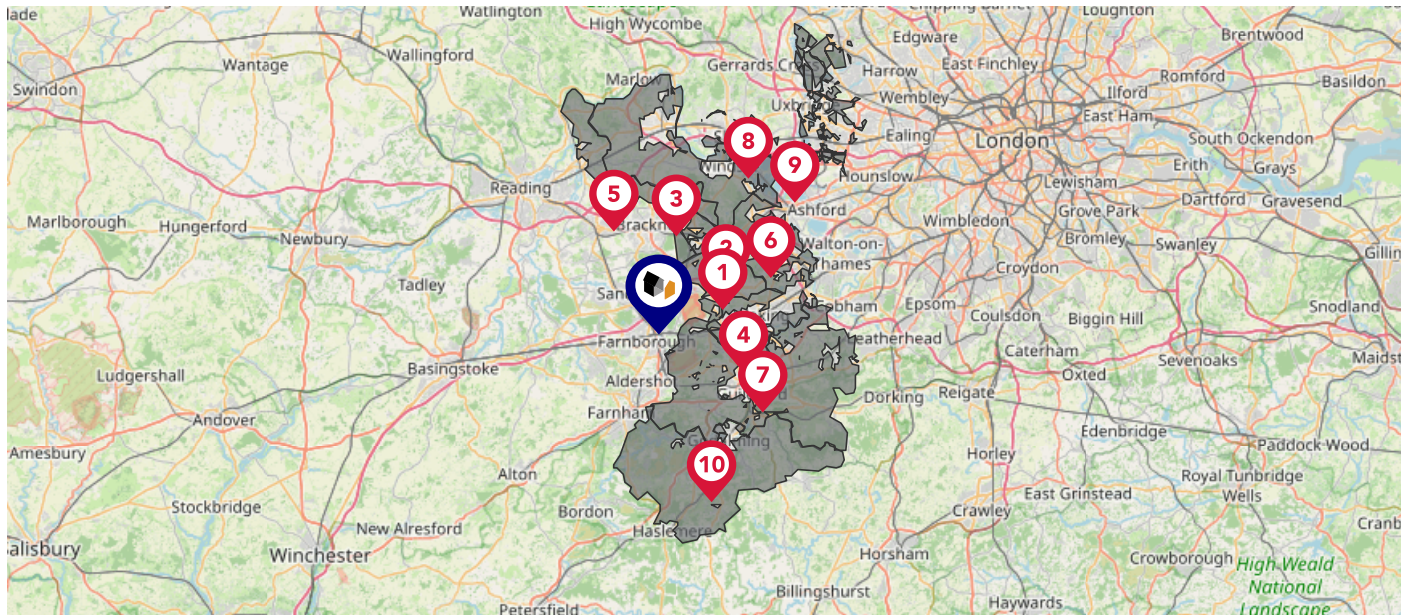
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:



This map displays nearby areas that have been designated as Green Belt...



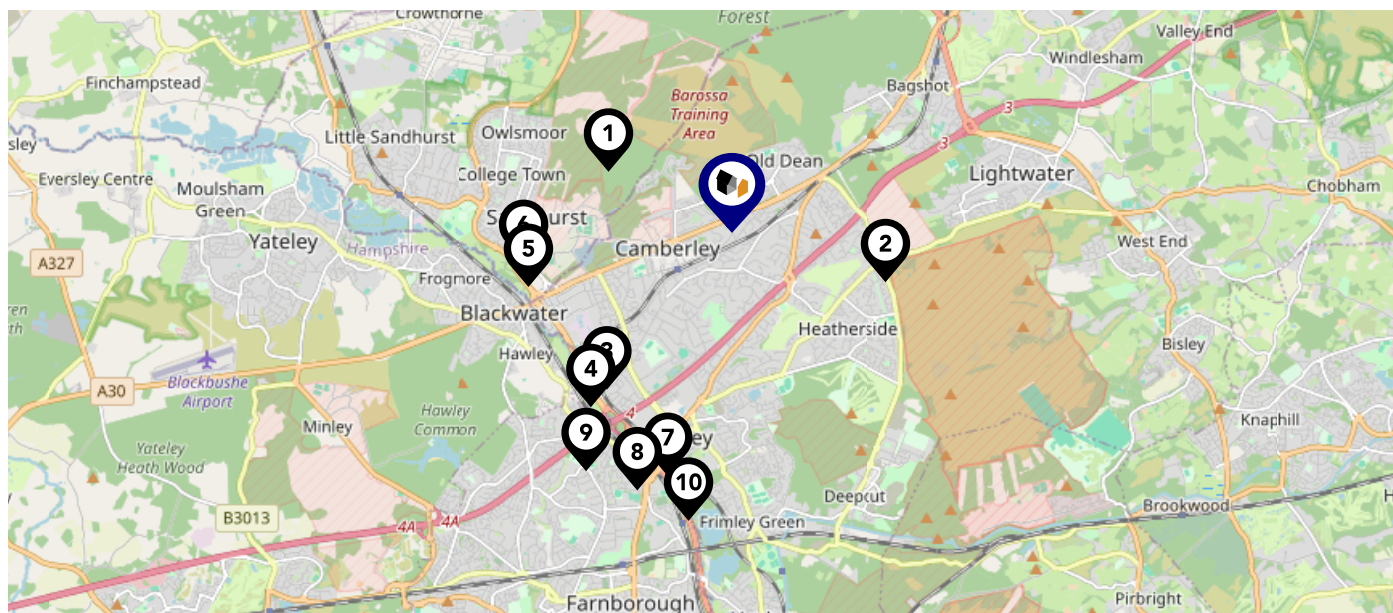
Nearby Green Belt Land

- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Woking
- 5 London Green Belt - Wokingham
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Slough
- 9 London Green Belt - Hillingdon
- 10 London Green Belt - Waverley

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



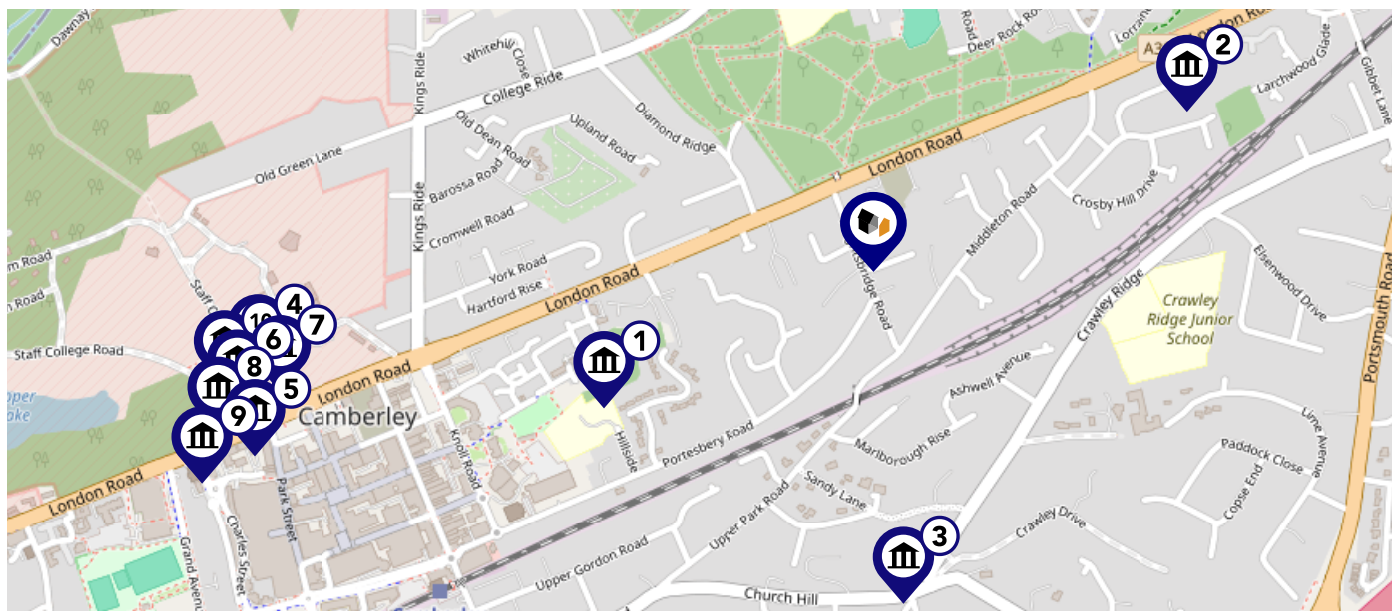
Nearby Landfill Sites

1	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
2	Redroad Hill-Surrey Heath	Historic Landfill	
3	Crabtree Road-Camberley, Surrey	Historic Landfill	
4	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
5	York Town Road-College Town	Historic Landfill	
6	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
7	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
9	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
10	South of Frimley Station-Frimley	Historic Landfill	

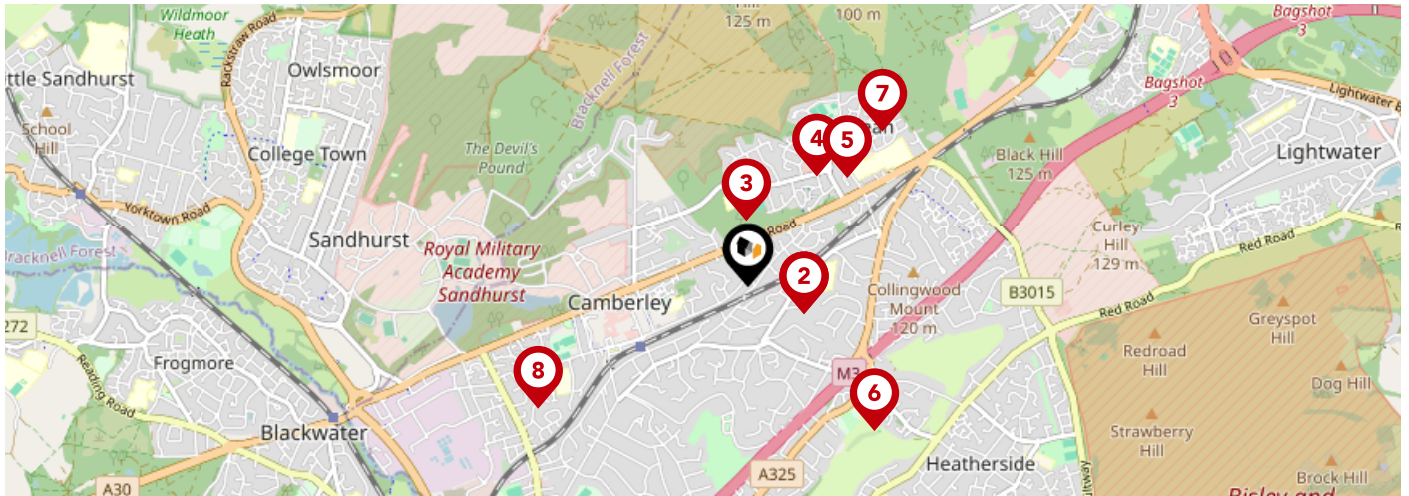
Maps

Listed Buildings

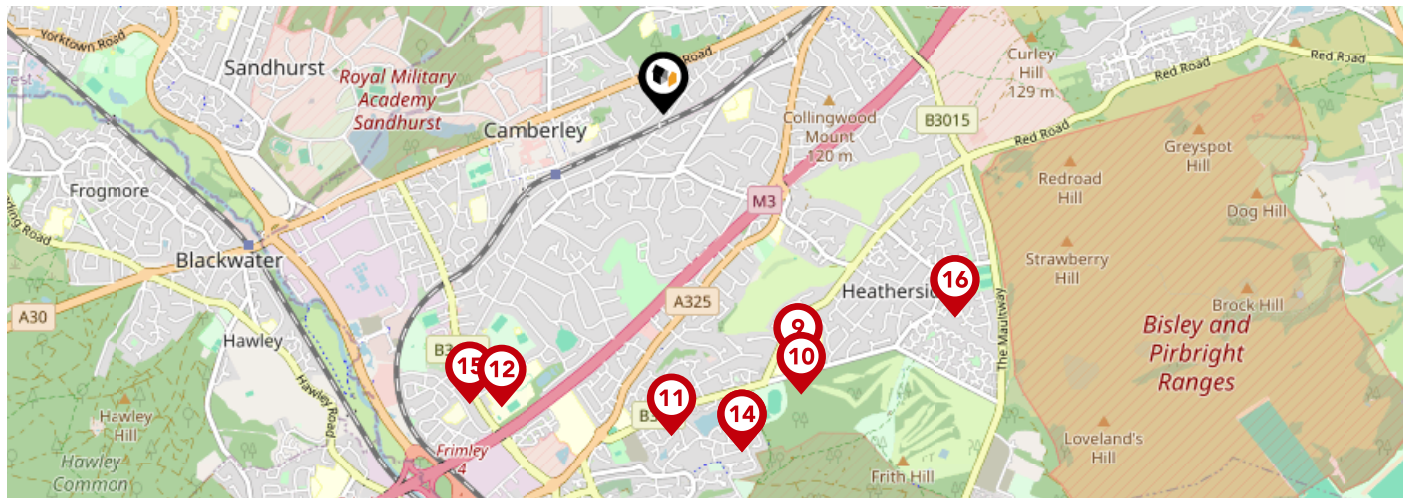
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	0.3 miles
	1390826 - Woodcote	Grade II	0.4 miles
	1030068 - Church Of St Paul	Grade II	0.4 miles
	1030033 - The Staff College	Grade II	0.7 miles
	1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	0.7 miles
	1030036 - Lamp-post 40 Yards South West Of The Staff College Su 87236086	Grade II	0.7 miles
	1377523 - Lamp Post 15 Yards South East Of The Staff College - Su 87316089	Grade II	0.7 miles
	1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	0.8 miles
	1377522 - Lamp Post West Of Main Entrance To Royal Military Academy	Grade II	0.8 miles
	1377521 - Gates And Gate Piers To Main Front Of Staff College	Grade II	0.8 miles



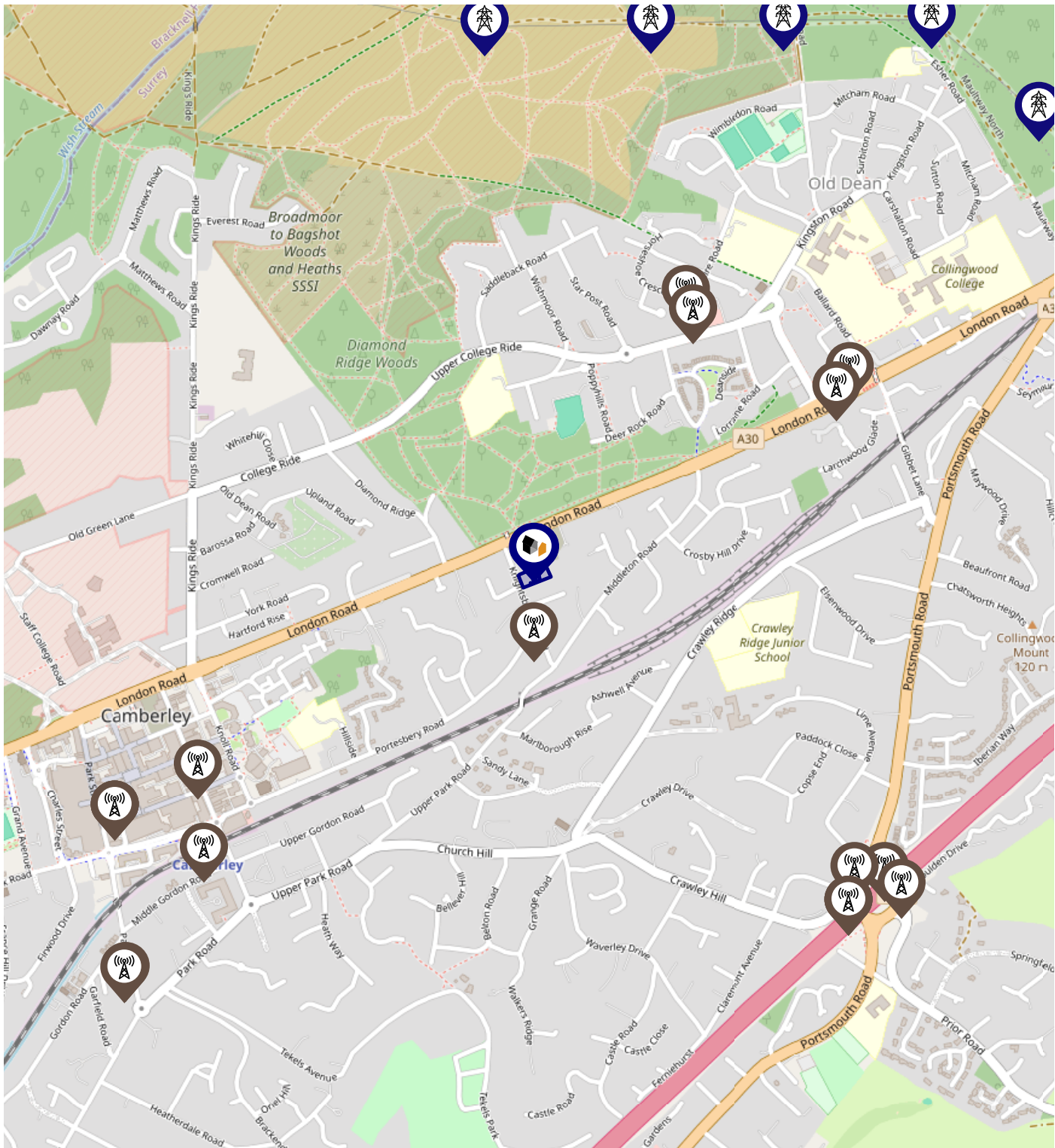
		Nursery	Primary	Secondary	College	Private
1	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:0.28	☐	☒	☐	☐	☐
2	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:0.28	☐	☒	☐	☐	☐
3	Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:0.31	☐	☒	☐	☐	☐
4	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:0.61	☐	☒	☐	☐	☐
5	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:0.68	☐	☐	☒	☐	☐
6	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:0.88	☐	☒	☐	☐	☐
7	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:0.95	☐	☒	☐	☐	☐
8	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:1.13	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance: 1.31	☐	☐	☒	☐	☐
10	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance: 1.44	☐	☒	☐	☐	☐
11	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance: 1.49	☐	☒	☐	☐	☐
12	Kings International College Ofsted Rating: Good Pupils: 842 Distance: 1.55	☐	☐	☒	☐	☐
13	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.6	☐	☒	☐	☐	☐
14	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance: 1.6	☐	☐	☒	☐	☐
15	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance: 1.61	☐	☒	☐	☐	☐
16	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance: 1.65	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

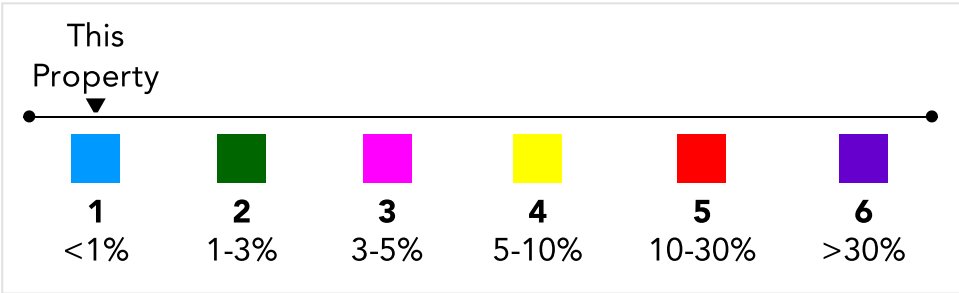
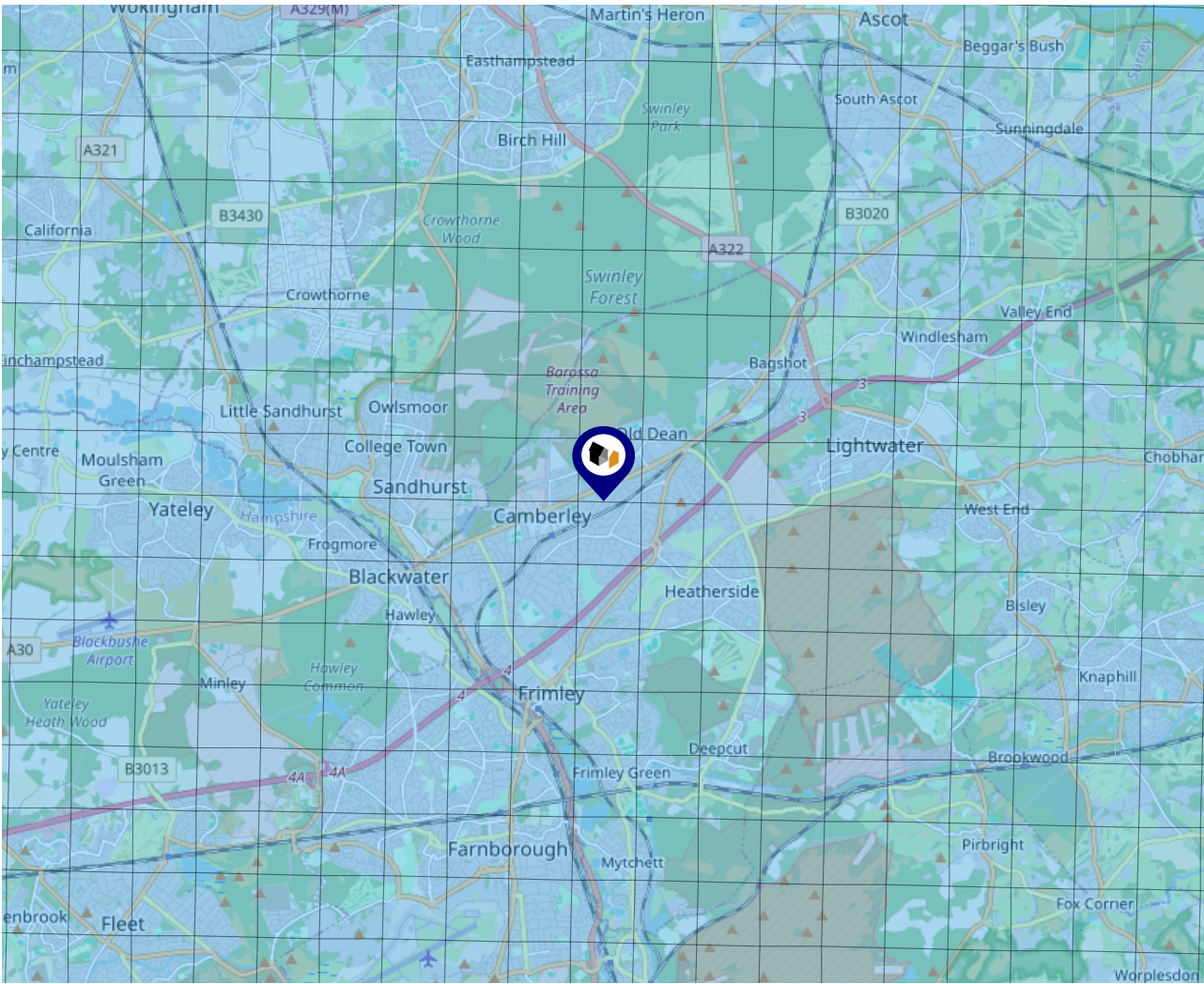


Key:

-  Power Pylons
-  Communication Masts

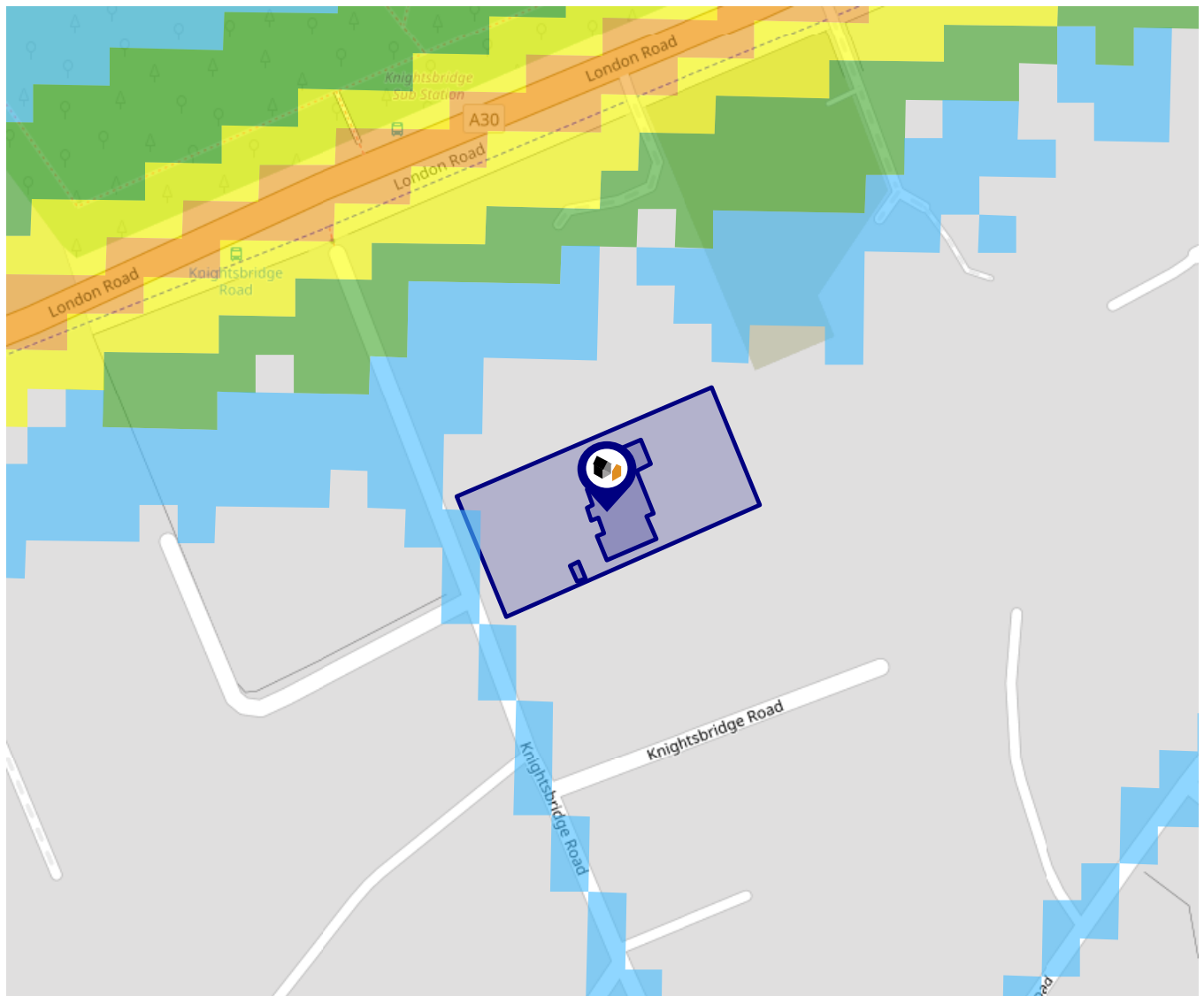
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

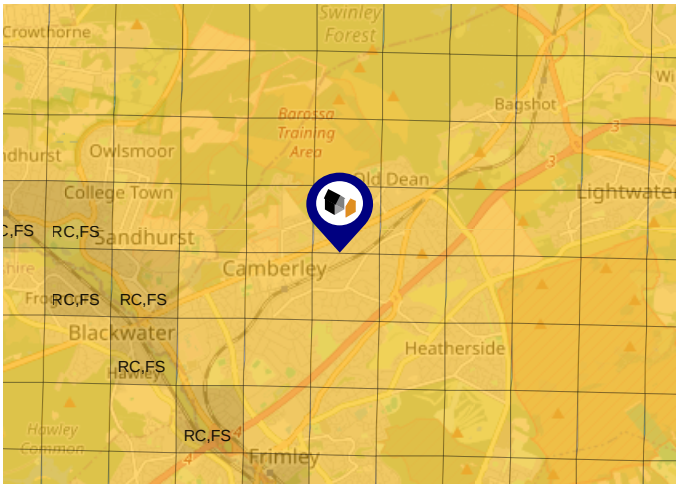


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

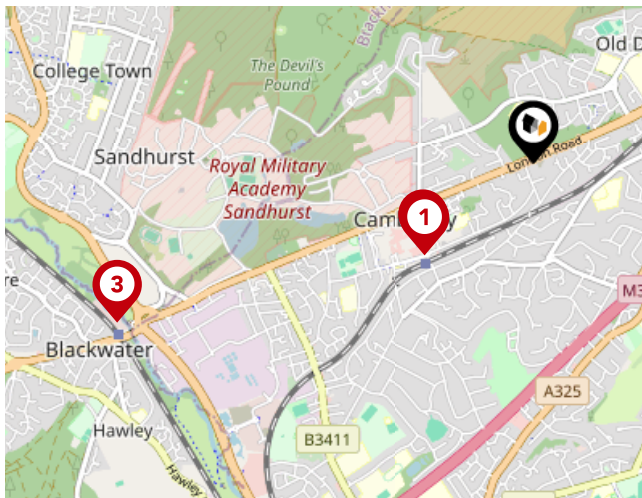


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

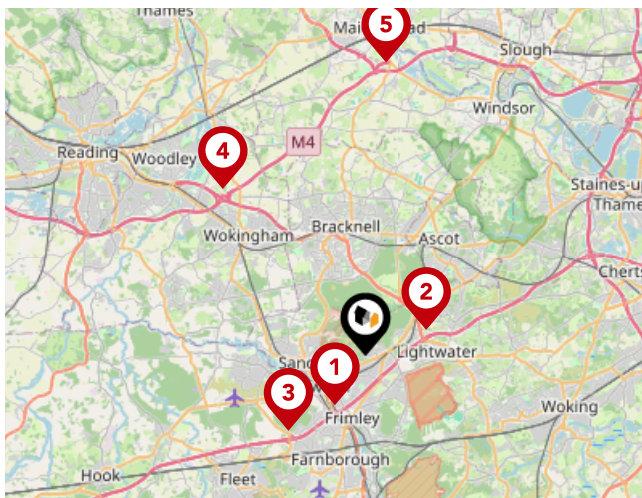
Area

Transport (National)



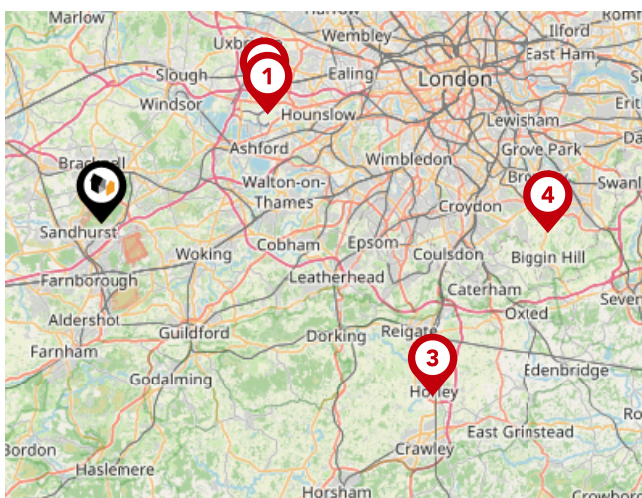
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.66 miles
2	Camberley Rail Station	0.65 miles
3	Blackwater Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.14 miles
2	M3 J3	2.47 miles
3	M3 J4A	3.96 miles
4	M4 J10	8.11 miles
5	M4 J8	10.89 miles

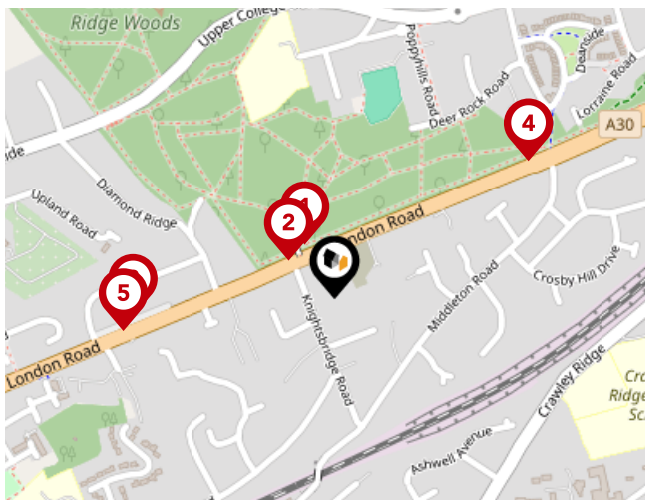


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	14.73 miles
2	Heathrow Airport	15.12 miles
3	Gatwick Airport	27.77 miles
4	Biggin Hill Airport	33.09 miles

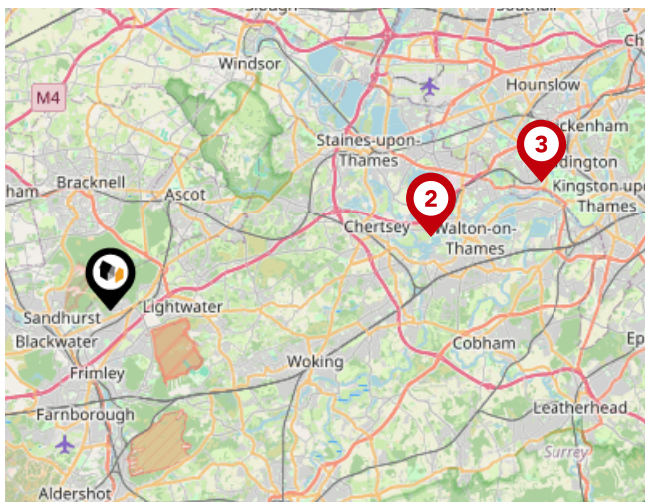
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knightsbridge Road	0.07 miles
2	Knightsbridge Road	0.07 miles
3	Portesbery Hill Drive	0.23 miles
4	Middleton Road	0.27 miles
5	Portesbery Hill Drive	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.21 miles
2	Weybridge Ferry Landing	12.21 miles
3	Moulsey - Hurst Park Ferry Landing	16.64 miles



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Testimonial 1



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/avacadoproperty



/avocado_property

Avocado Property

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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