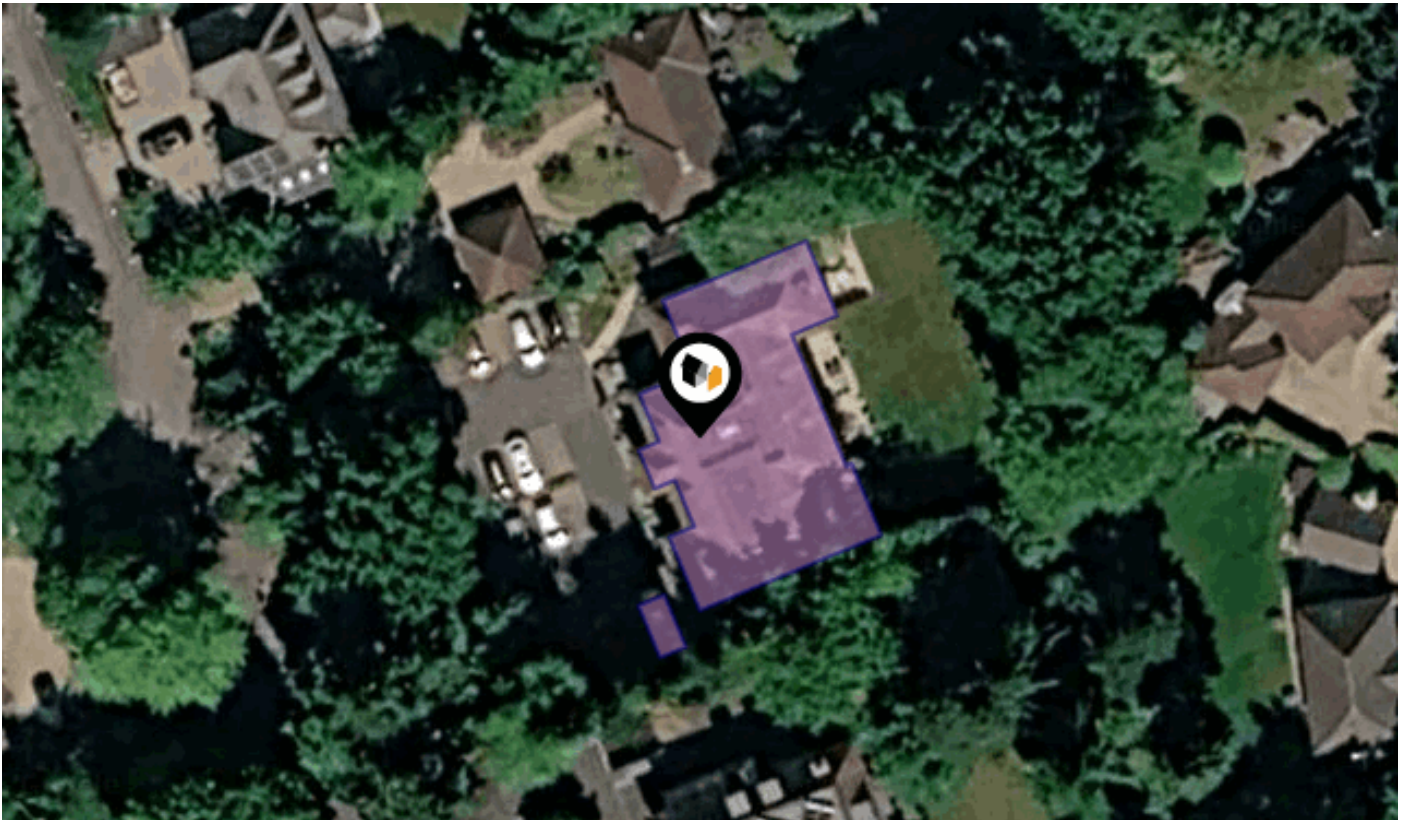




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 11th May 2026



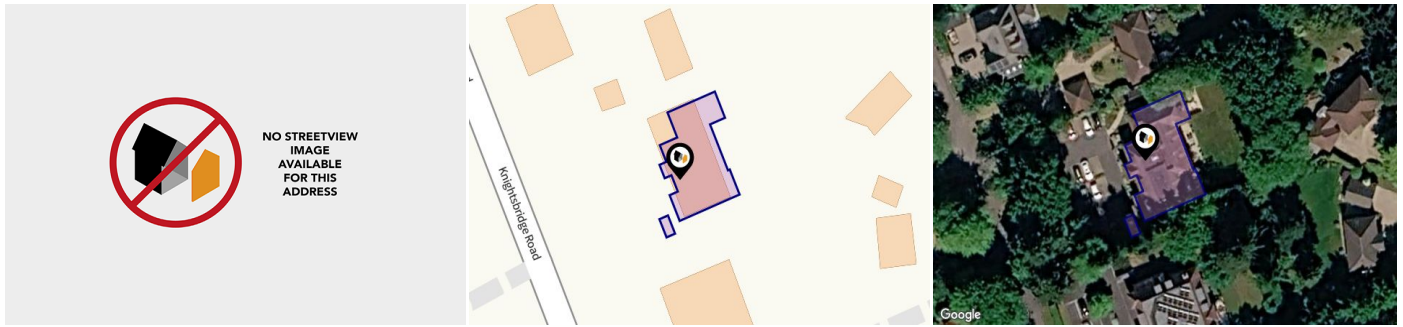
**APARTMENT 3, GRASMERE, KNIGHTSBRIDGE ROAD,
CAMBERLEY, GU15 3TS**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

| | | | |
|-------------------------------|---|------------------------------------|------------|
| Type: | Flat / Maisonette | Last Sold Date: | 28/10/2021 |
| Bedrooms: | 2 | Last Sold Price: | £355,000 |
| Floor Area: | 839 ft ² / 78 m ² | Last Sold £/ft²: | £422 |
| Plot Area: | 0.09 acres | Tenure: | Leasehold |
| Year Built : | 2011 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,585 | | |
| Title Number: | SY752571 | | |
| UPRN: | 10002677134 | | |
| Restrictive Covenants: | Yes | | |

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 | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

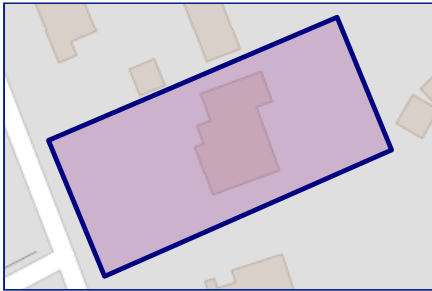


Satellite/Fibre TV Availability:



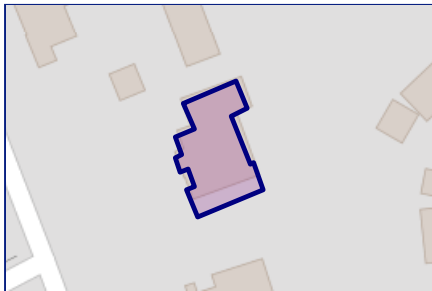
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



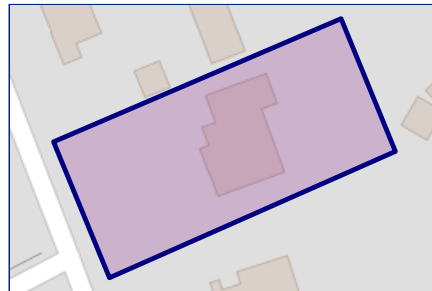
SY300727

Leasehold Title Plans



SY752571

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: 08/06/2006
End Date: 25/12/2130
Lease Term: 125 years less 7 days
from 25 December 2005
Term Remaining: 104 years

Property EPC - Certificate



Apartment 3, Grasmere, Knightsbridge Road, GU15 3TS

Energy rating

C

Valid until 03.05.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

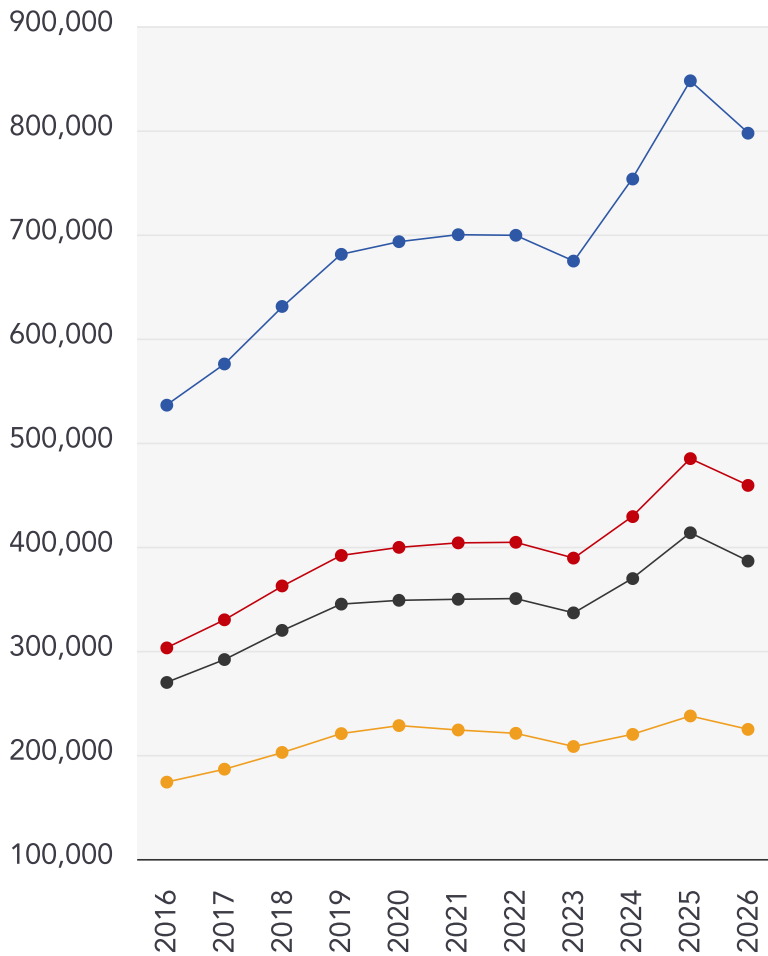
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and underfloor heating, mains gas |
| Main Heating Controls: | Programmer and at least two room thermostats |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 43% of fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 78 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

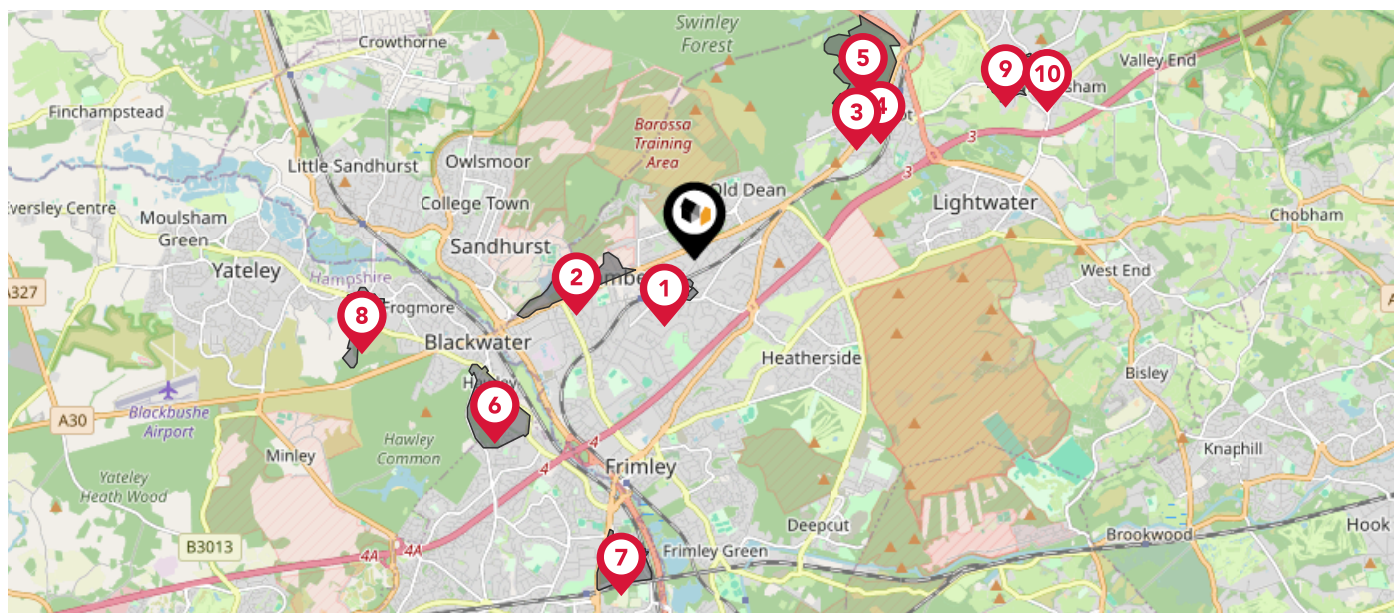
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



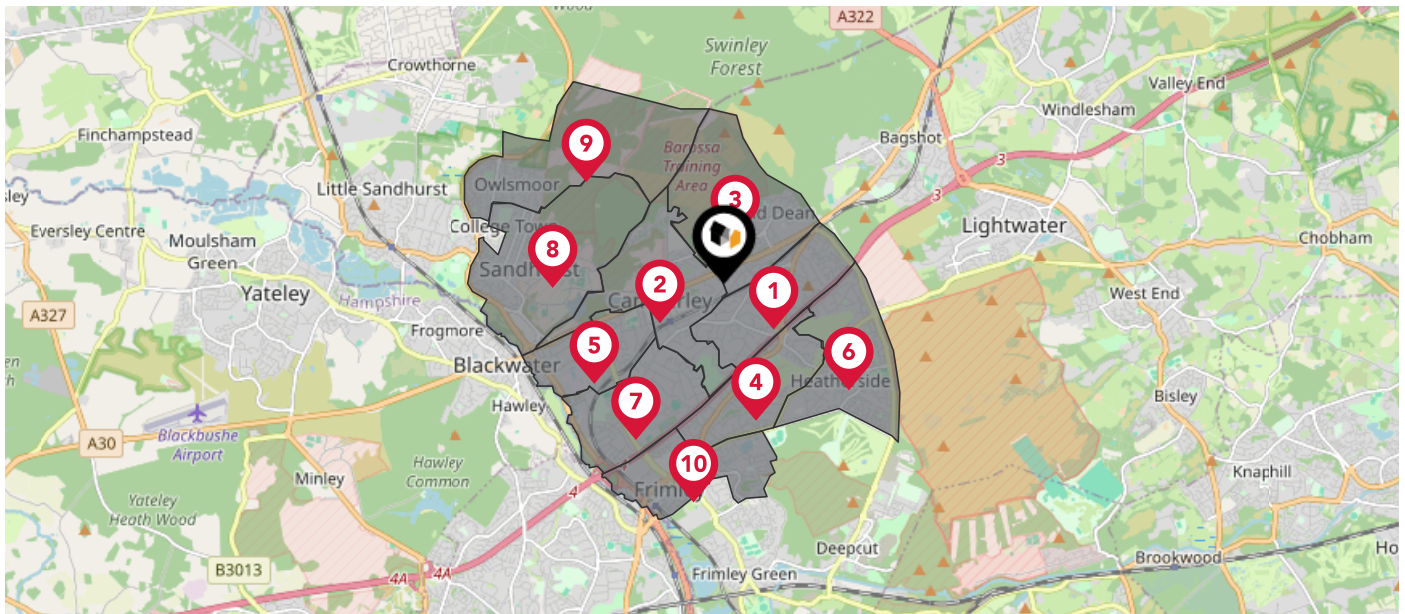
Nearby Conservation Areas

- 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

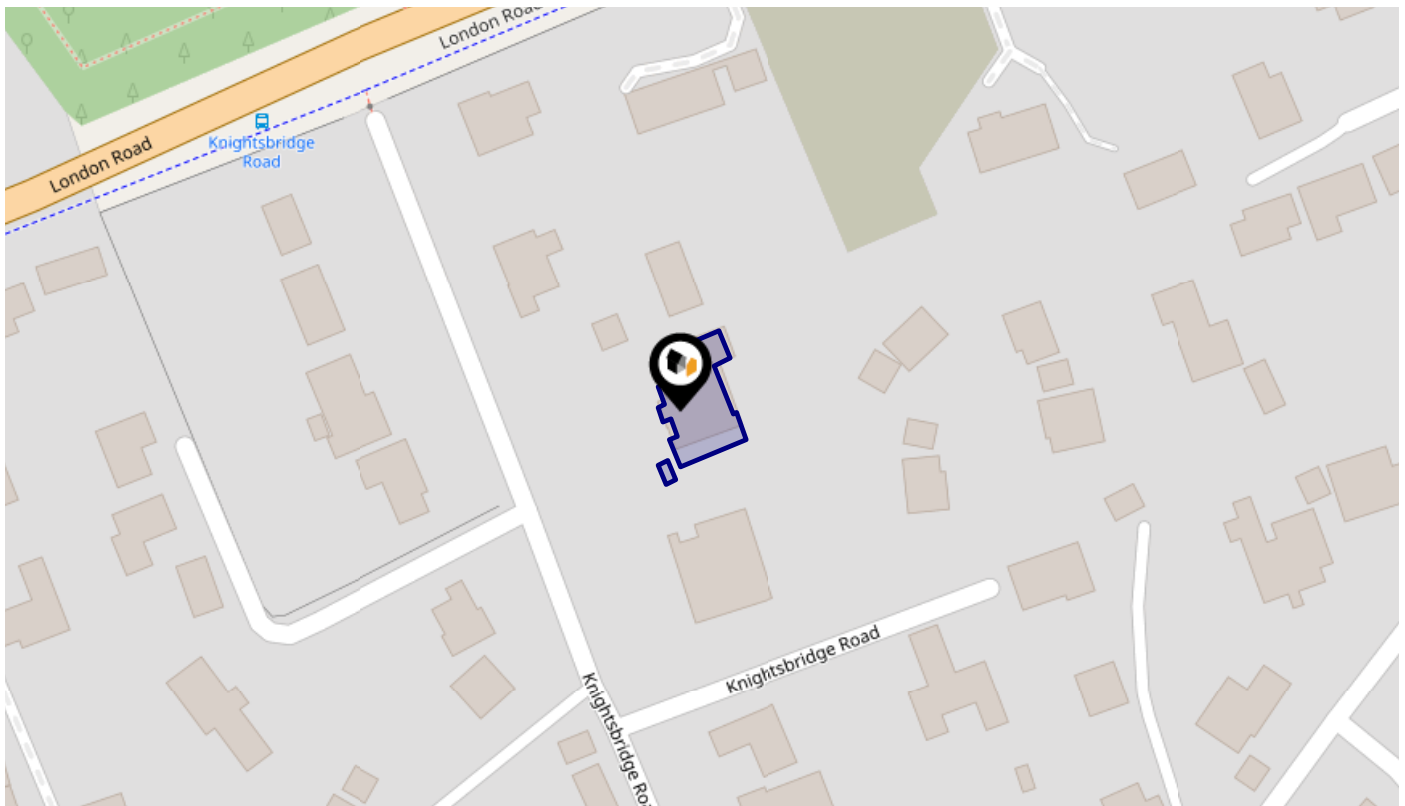
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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.

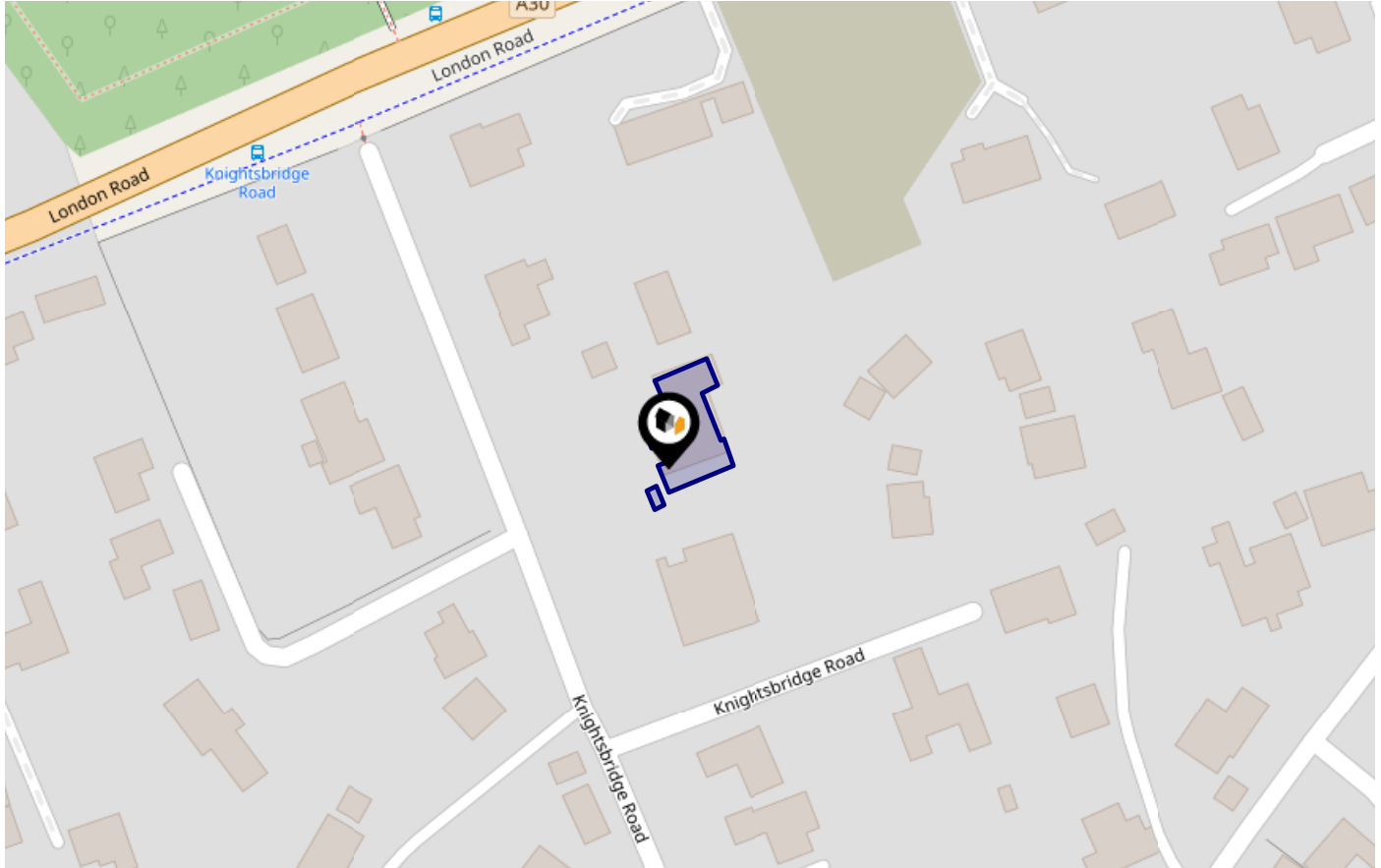
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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.

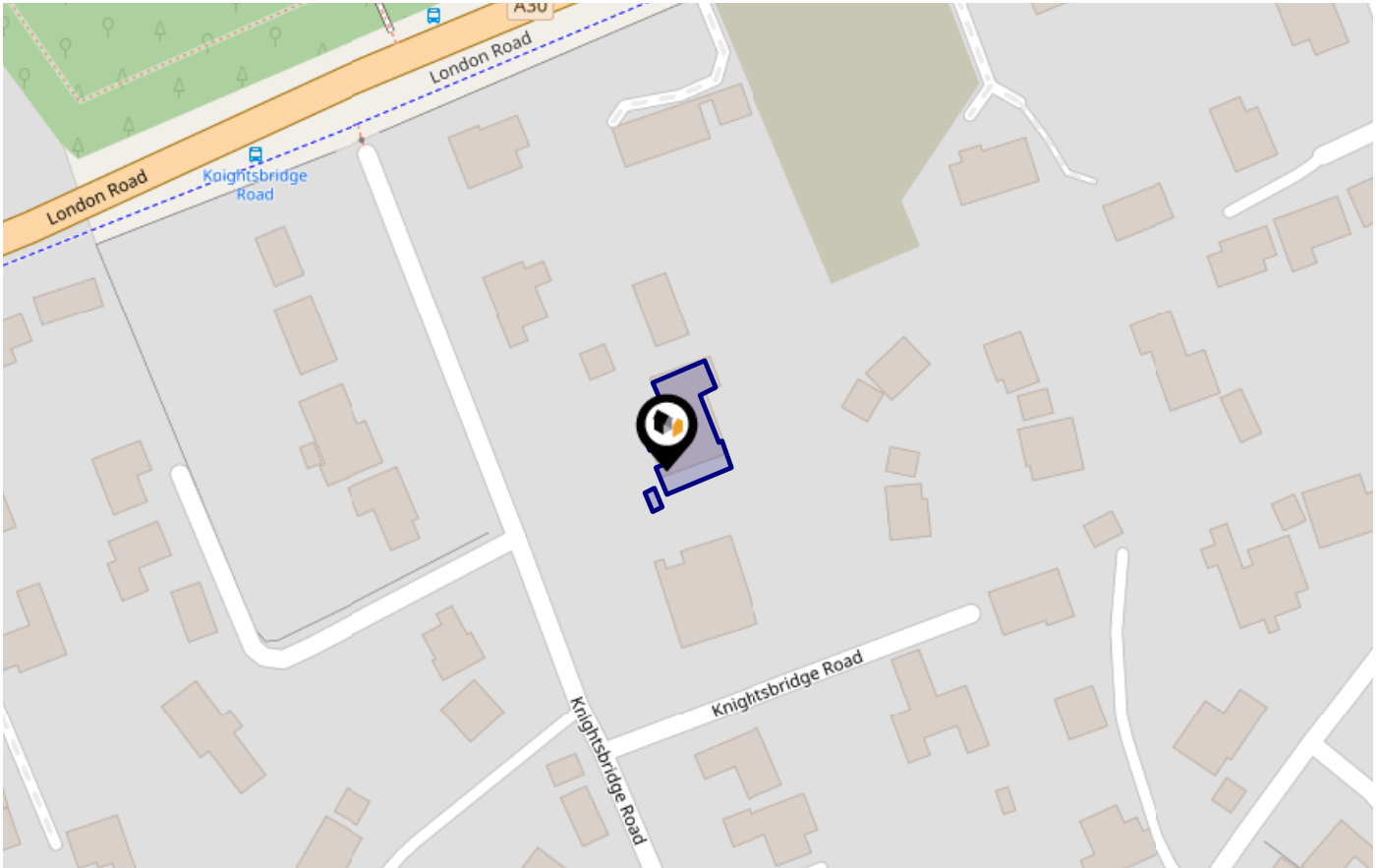
Chance of flooding to the following depths at this property:



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

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.

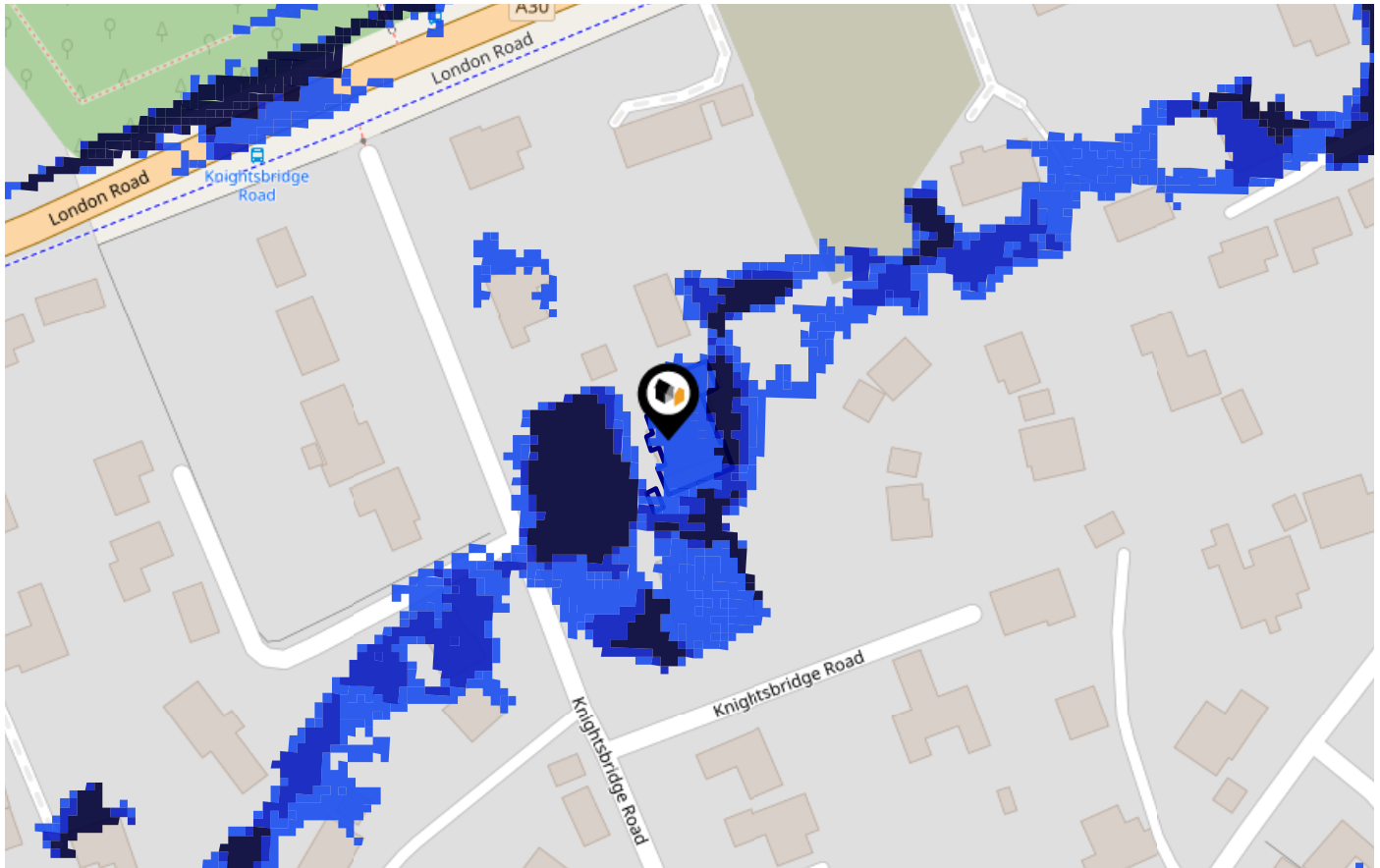
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

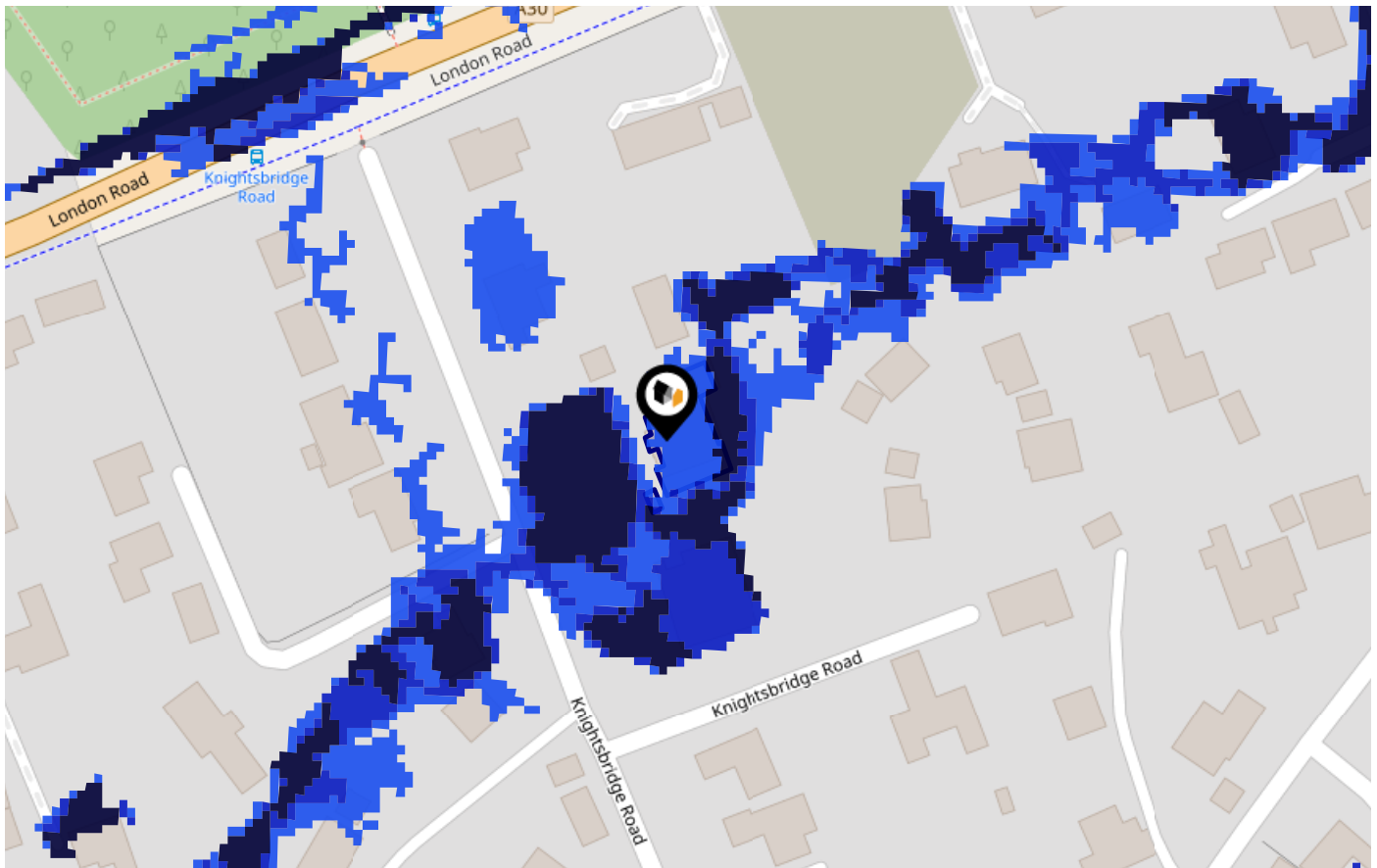
Chance of flooding to the following depths at this property:



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: 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.

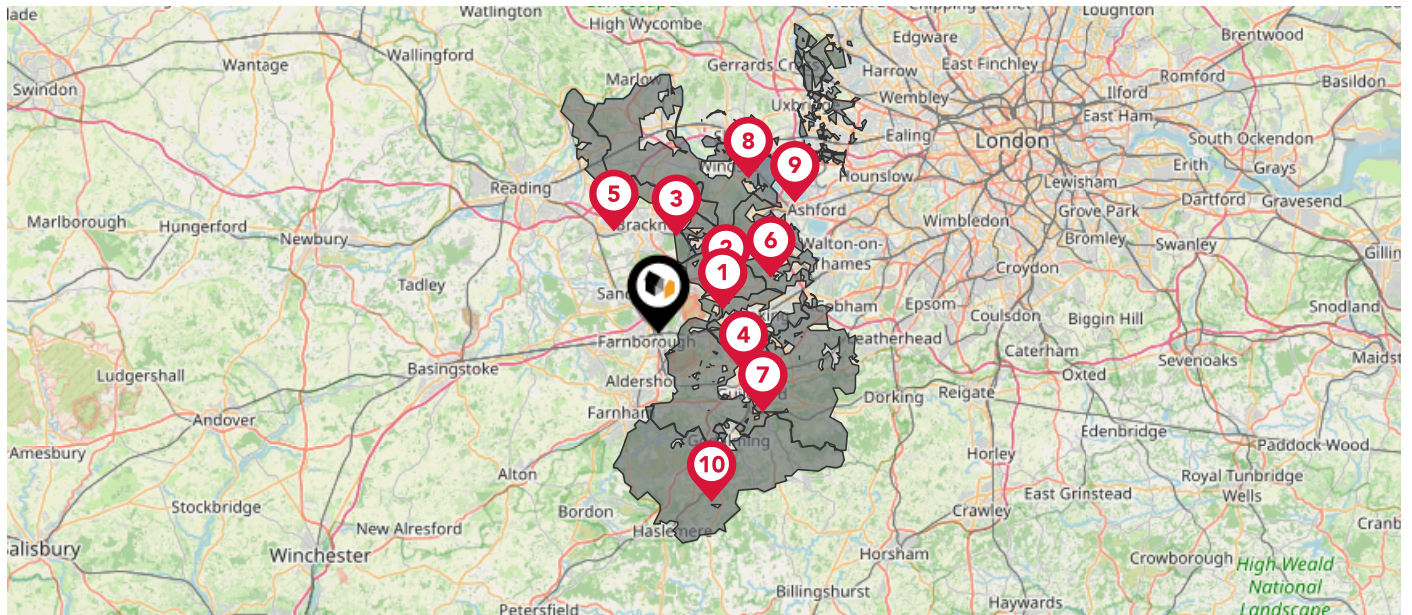
Chance of flooding to the following depths at this property:













Maps

Green Belt

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



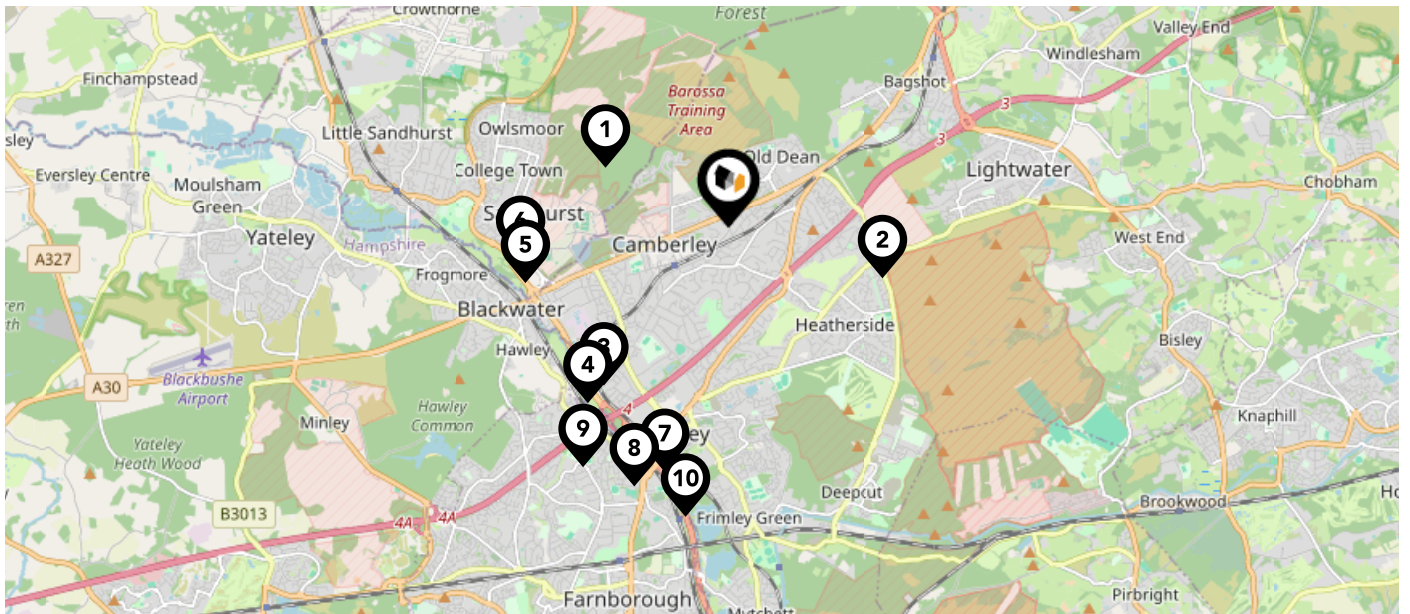
Nearby Green Belt Land

-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Bracknell Forest
-  London Green Belt - Woking
-  London Green Belt - Wokingham
-  London Green Belt - Runnymede
-  London Green Belt - Guildford
-  London Green Belt - Slough
-  London Green Belt - Hillingdon
-  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.



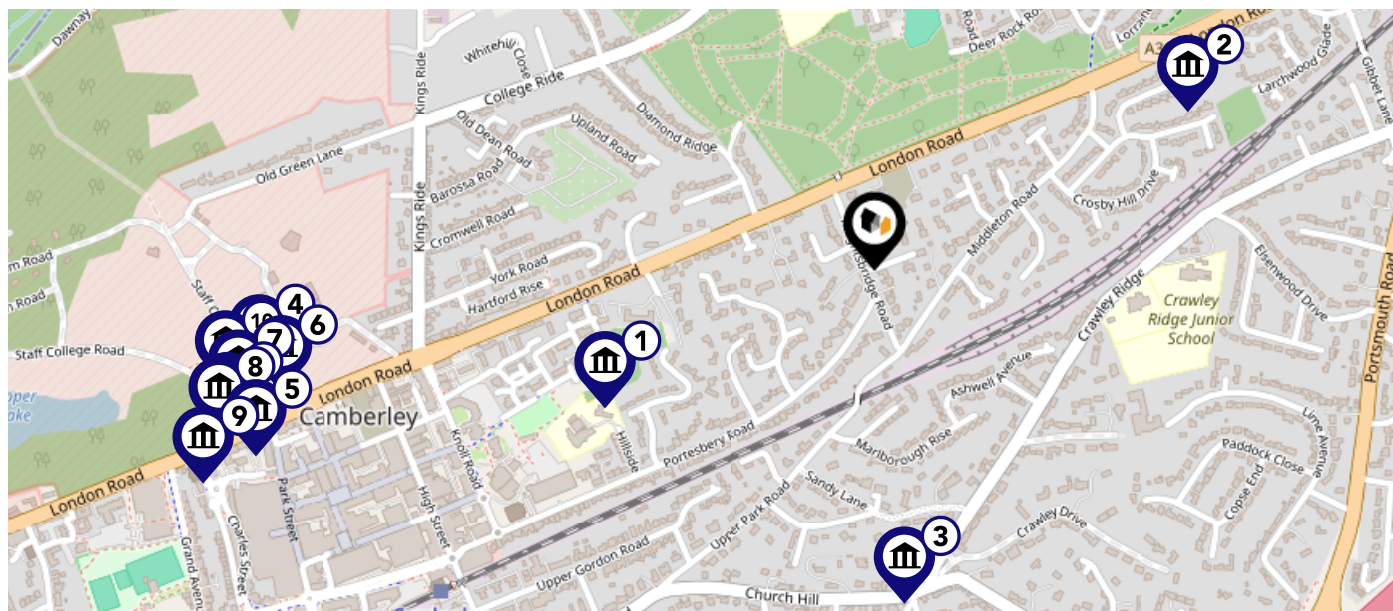
Nearby Landfill Sites












| | | | |
|-----------|--|-------------------|---|
| 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

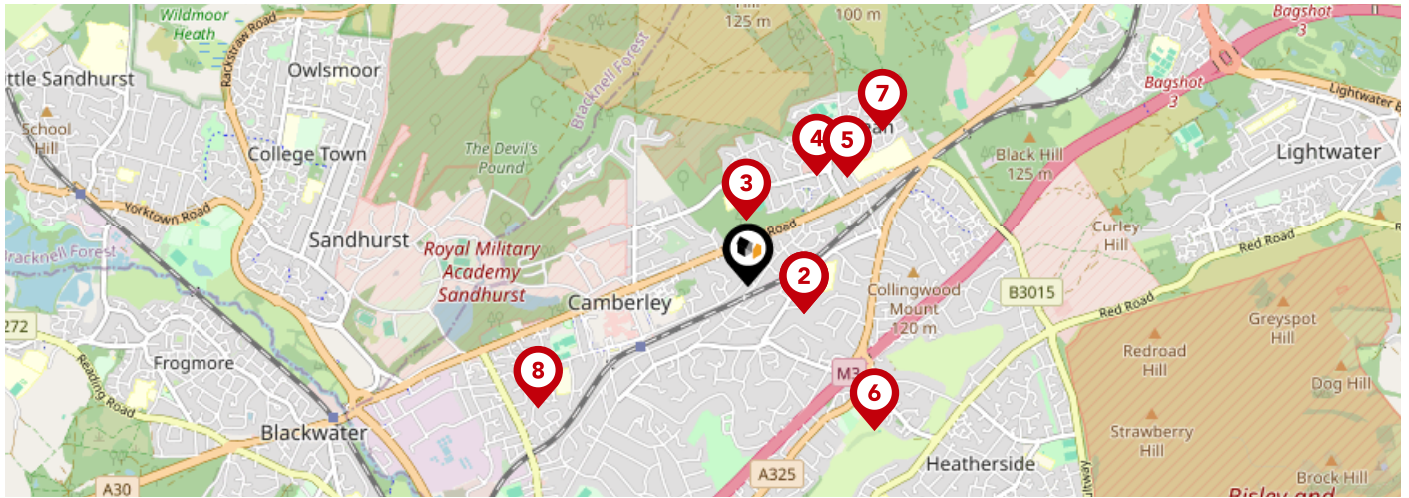
Listed Buildings

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



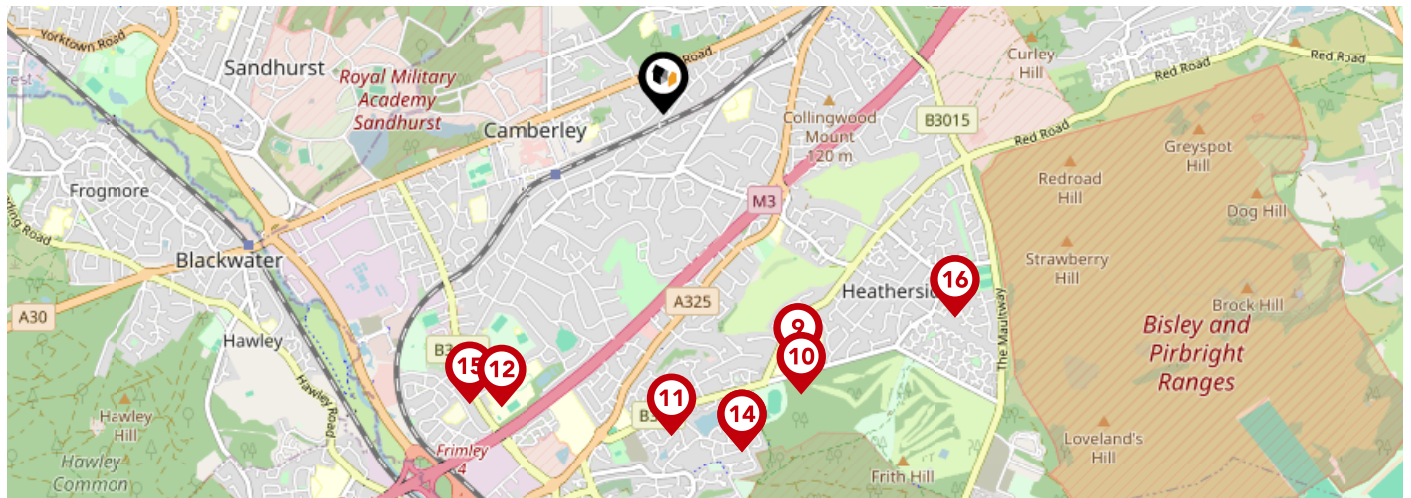
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School | Grade II | 0.3 miles |
|  1390826 - Woodcote | Grade II | 0.4 miles |
|  1030068 - Church Of St Paul | Grade II | 0.4 miles |
|  1030033 - The Staff College | Grade II | 0.7 miles |
|  1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy | Grade II | 0.7 miles |
|  1377523 - Lamp Post 15 Yards South East Of The Staff College - Su 87316089 | Grade II | 0.7 miles |
|  1030036 - Lamp-post 40 Yards South West Of The Staff College Su 87236086 | 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 |
|  1030035 - Lamp-post 8 Yards East Of War Memorial In The Staff College - Su 87216082 | Grade II | 0.8 miles |
|  1377521 - Gates And Gate Piers To Main Front Of Staff College | Grade II | 0.8 miles |

Area Schools



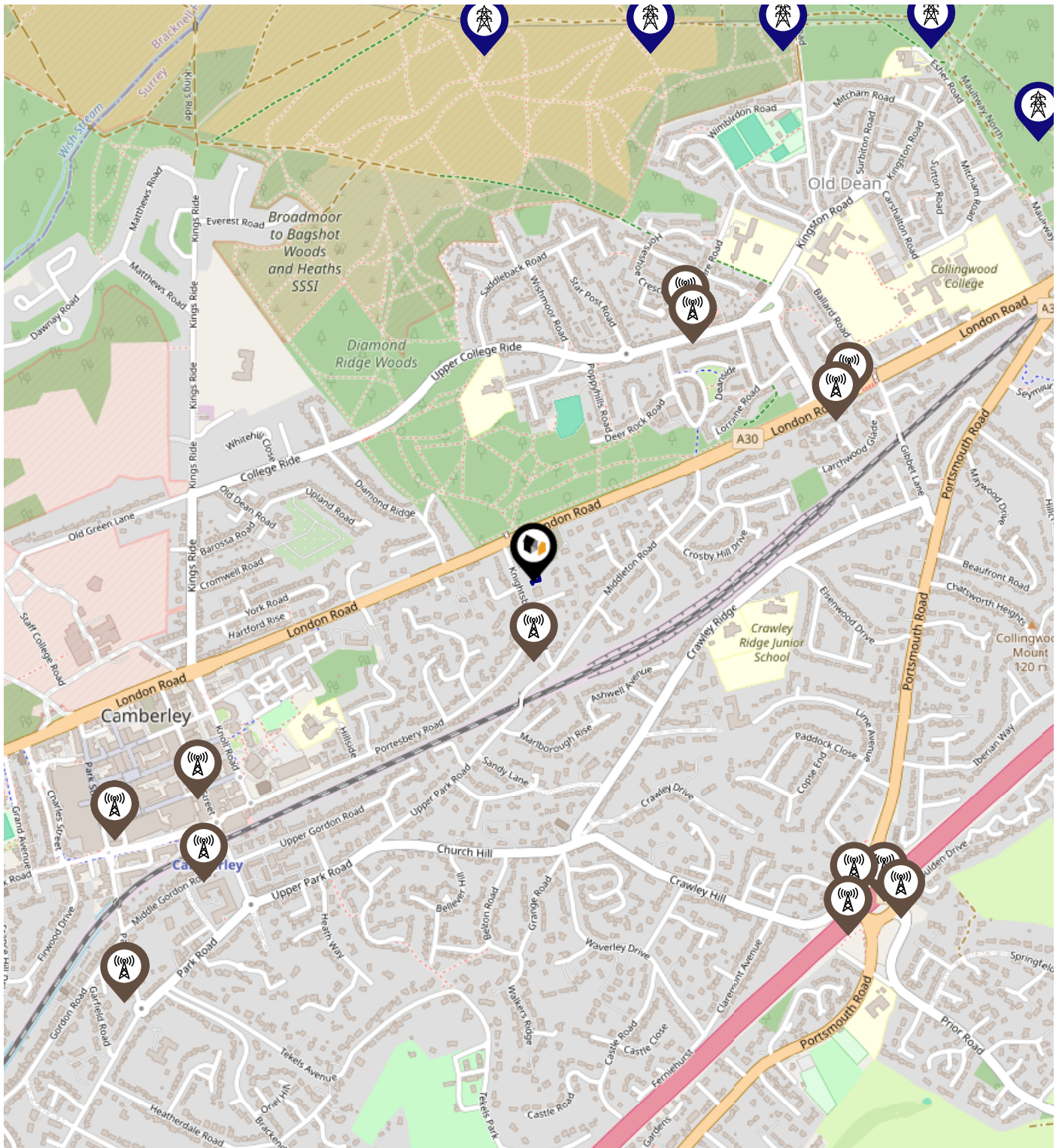
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:0.68 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance: 1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance: 1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance: 1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kings International College Ofsted Rating: Good Pupils: 842 Distance: 1.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance: 1.6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance: 1.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance: 1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons



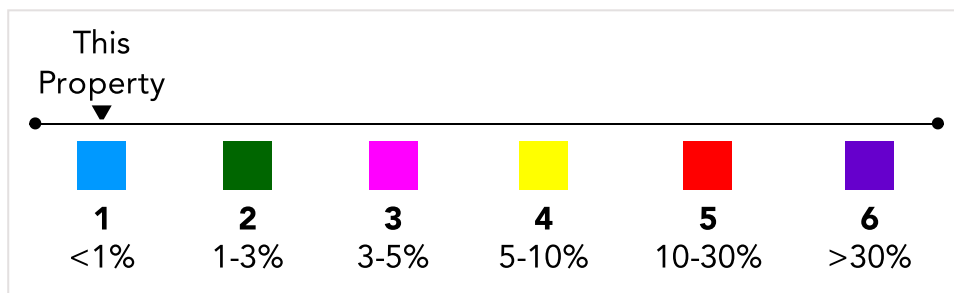
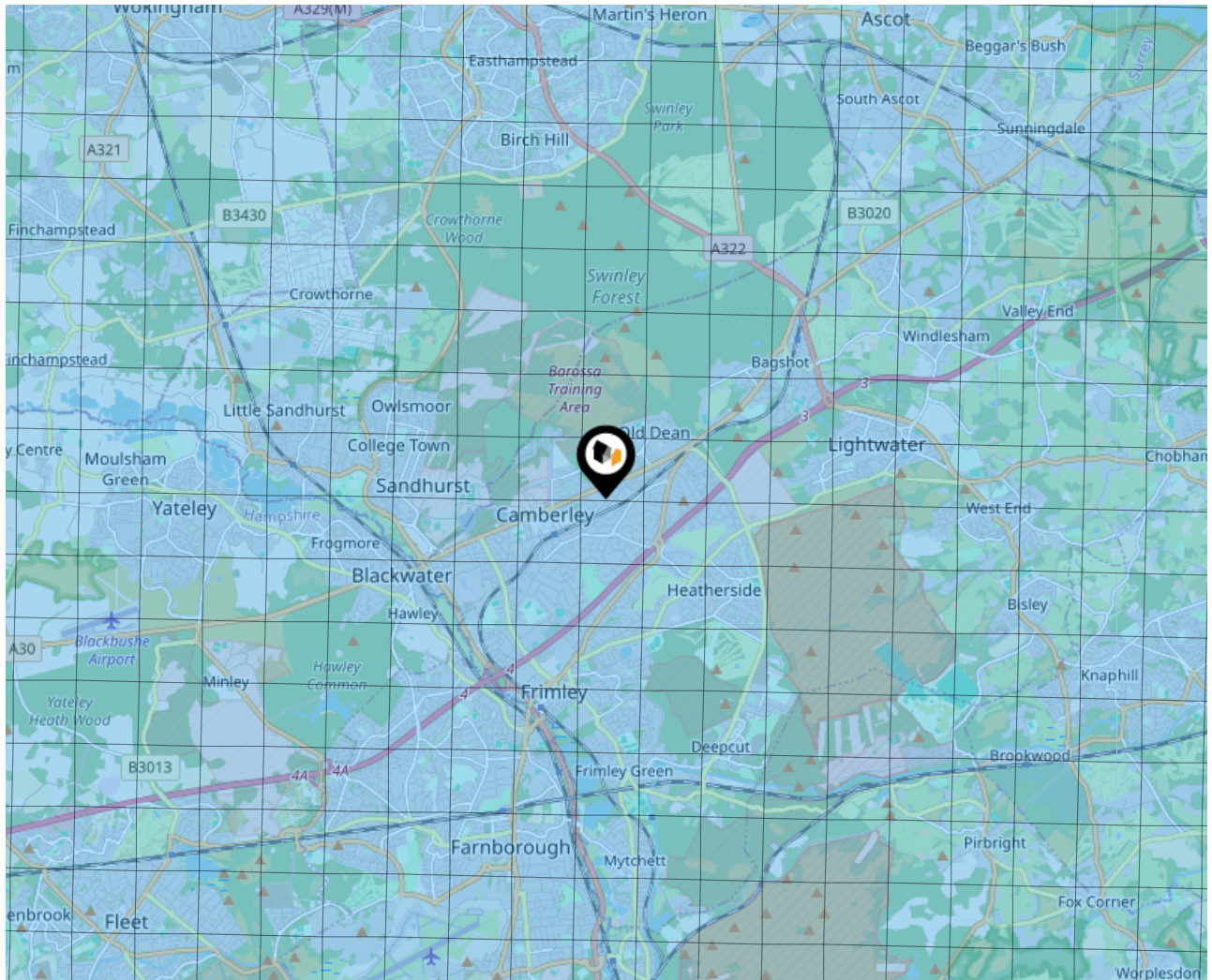
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

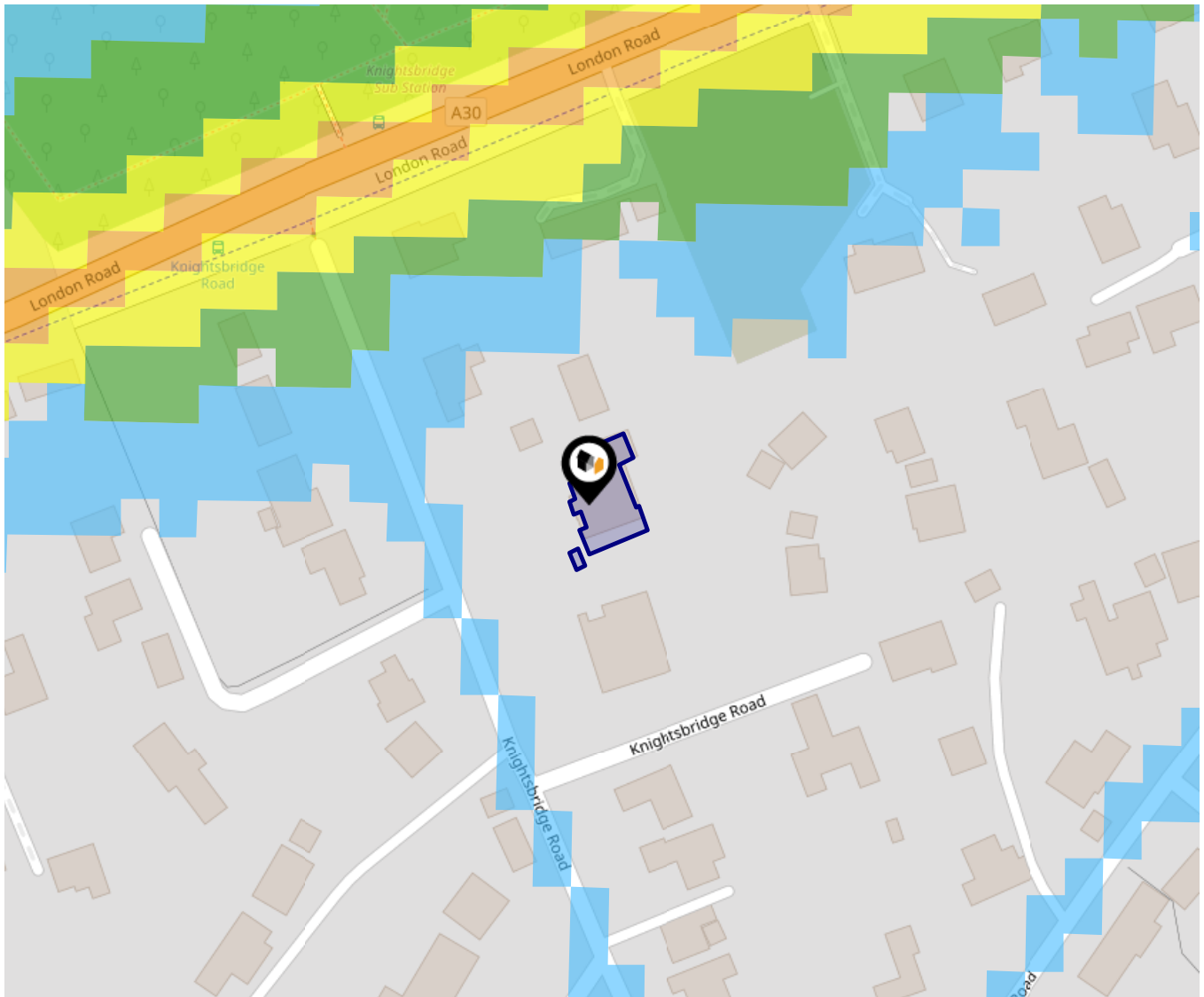
Radon Gas

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

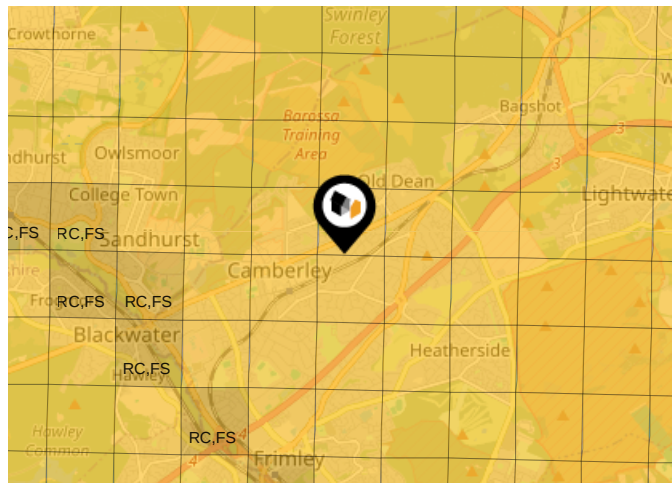


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 | | |

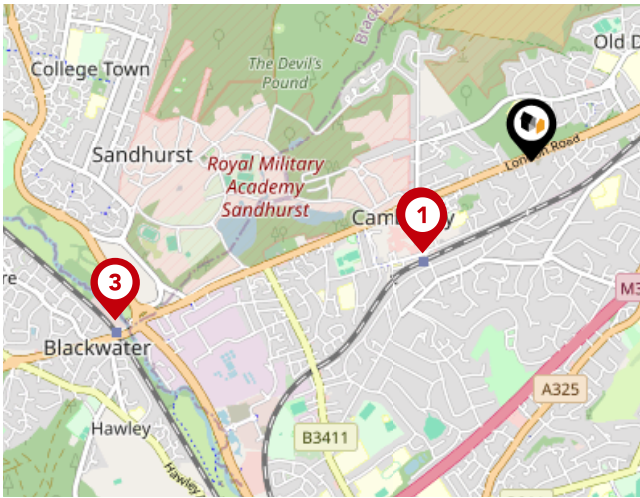


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

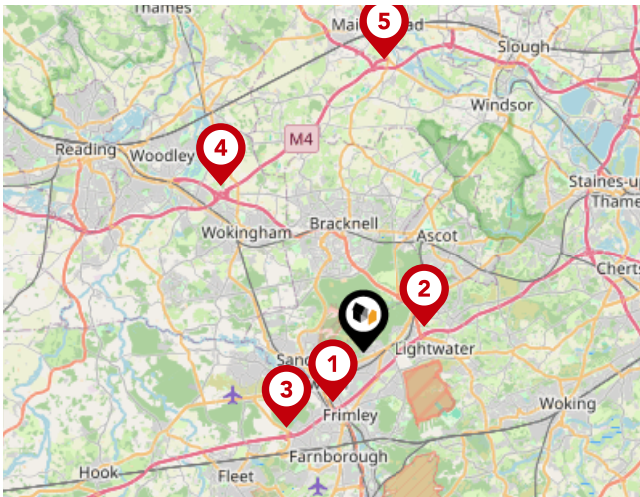
Area

Transport (National)



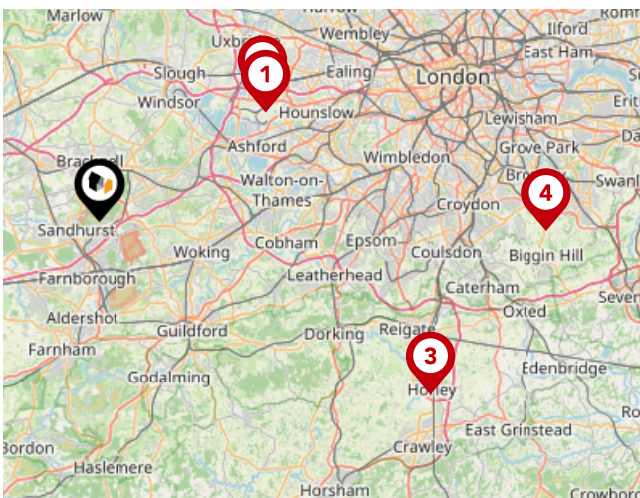
National Rail Stations

| 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 |

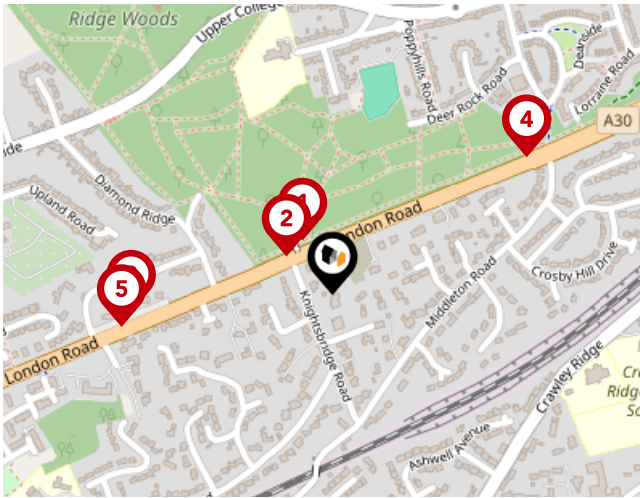


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport Terminal 4 | 14.73 miles |
| 2 | Heathrow Airport | 15.12 miles |
| 3 | Gatwick Airport | 27.77 miles |
| 4 | Leaves Green | 33.09 miles |

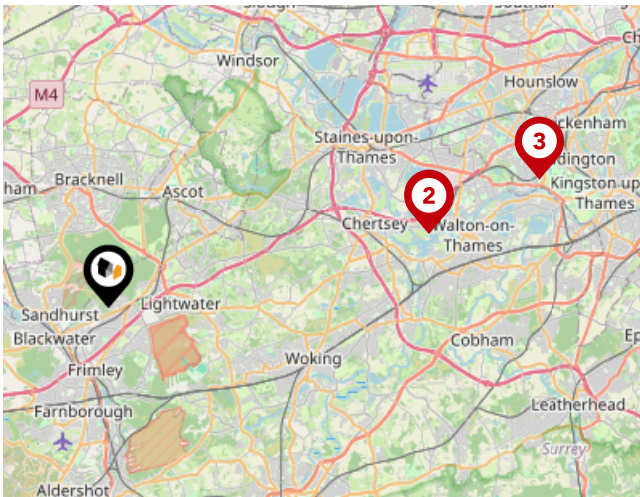
Area

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!!!



/avocadoproperty



/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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