

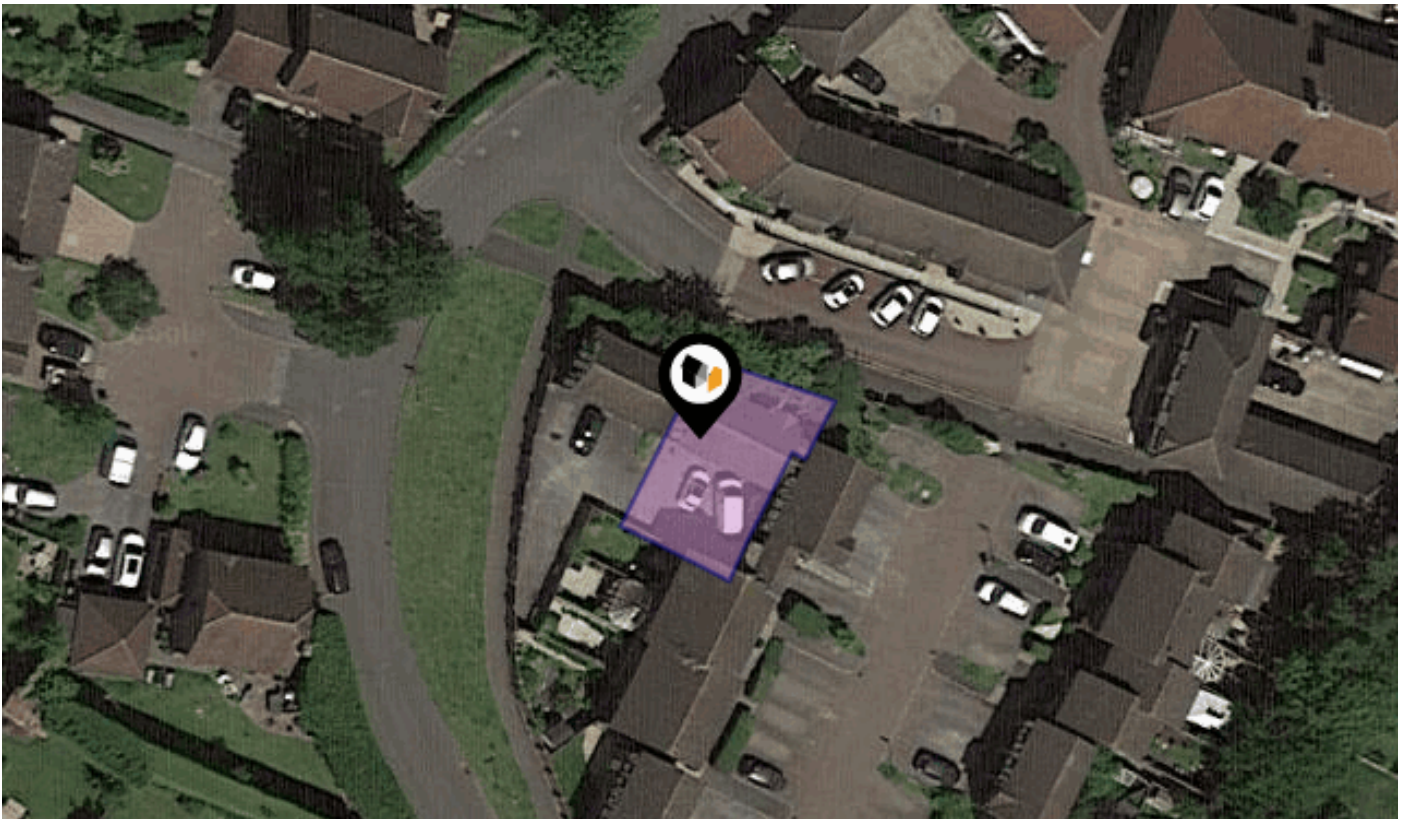


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 19<sup>th</sup> March 2024**



## **DEANS COURT, WINDLESHAM, GU20**

### **James Neave**

38 High Street Walton on Thames Surrey KT12 1DE

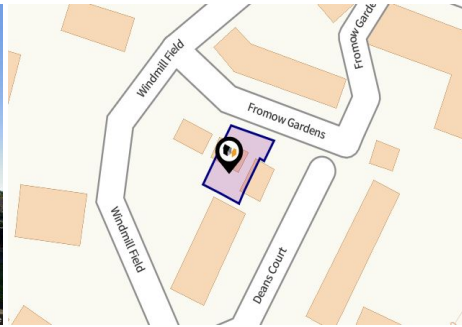
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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£632
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	419 ft <sup>2</sup> / 39 m <sup>2</sup>	<b>Start Date:</b>	30/12/1987
<b>Plot Area:</b>	0.04 acres	<b>End Date:</b>	01/01/2986
<b>Year Built :</b>	1983-1990	<b>Lease Term:</b>	999 years from 1 January 1987
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	962 years
<b>Annual Estimate:</b>	£1,935		
<b>Title Number:</b>	SY588432		
<b>UPRN:</b>	100061563410		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Deans Court, GU20

Energy rating

D

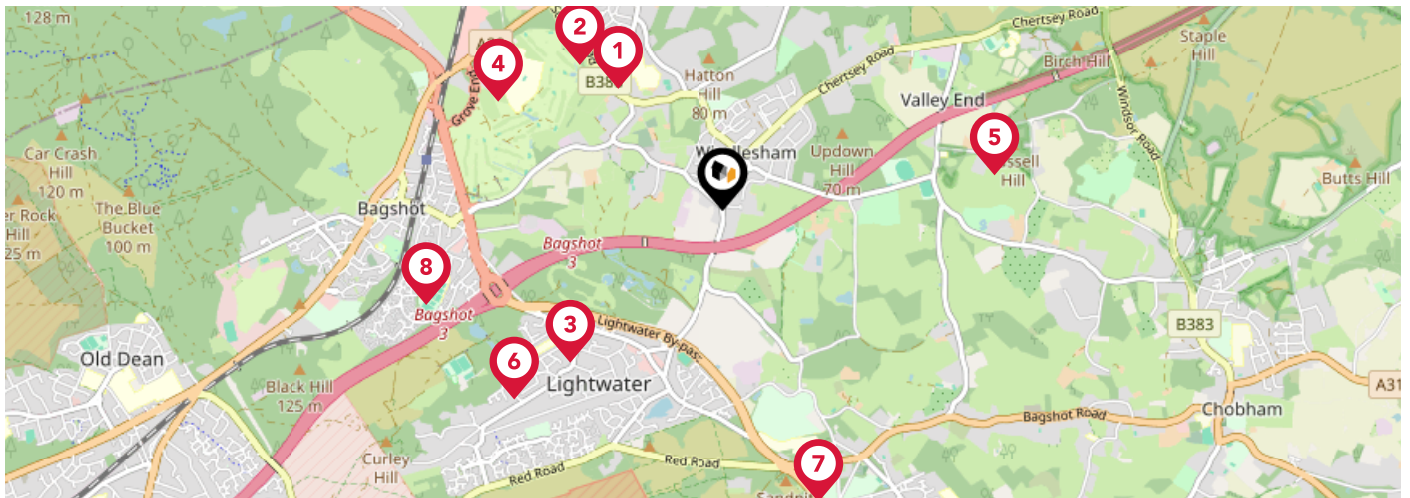
Valid until 19.05.2029

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

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<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>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<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, 75 mm loft 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>	Good
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	To unheated space, no insulation (assumed)
<b>Total Floor Area:</b>	39 m <sup>2</sup>

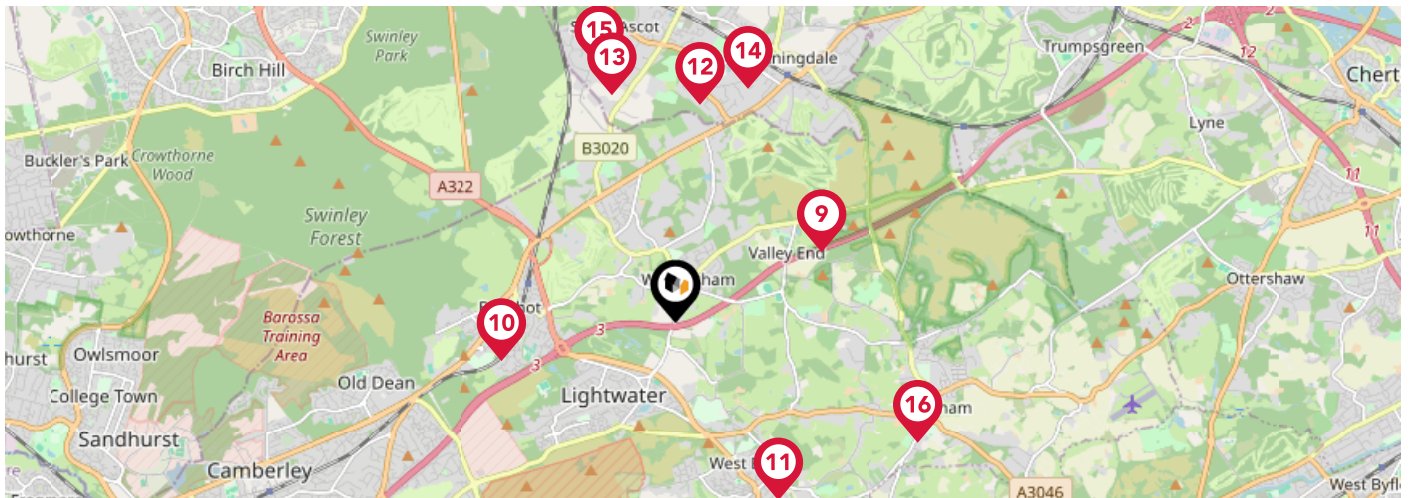
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Woodcote House School</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Windlesham Village Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 96   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lightwater Village School</b> Ofsted Rating: Outstanding   Pupils: 172   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hall Grove School</b> Ofsted Rating: Not Rated   Pupils: 425   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Valley End CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 163   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hammond School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Gordon's School</b> Ofsted Rating: Outstanding   Pupils: 865   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Connaught Junior School</b> Ofsted Rating: Good   Pupils: 469   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



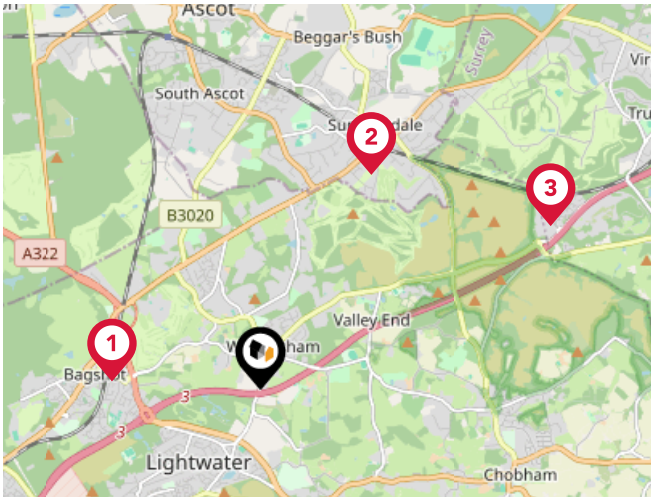
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Coworth-Flexlands School</b> Ofsted Rating: Not Rated   Pupils: 119   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bagshot Infant School</b> Ofsted Rating: Good   Pupils: 171   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Trinity CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charters School</b> Ofsted Rating: Outstanding   Pupils: 1710   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School Ascot</b> Ofsted Rating: Not Rated   Pupils: 396   Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sunningdale School</b> Ofsted Rating: Not Rated   Pupils: 97   Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis Catholic Primary School, South Ascot</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Lawrence CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

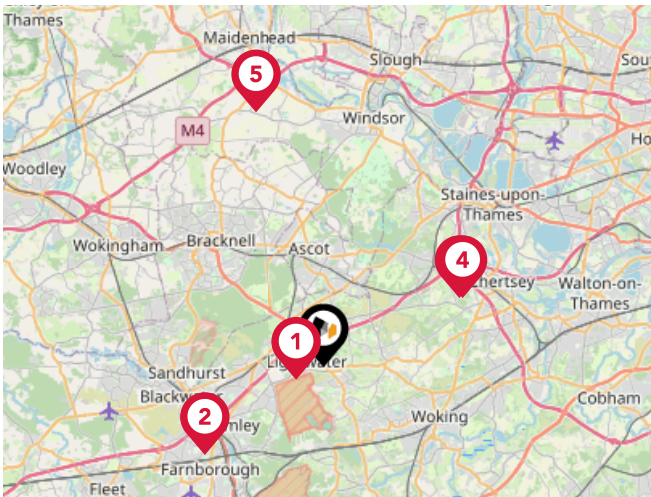
# Area

## Transport (National)



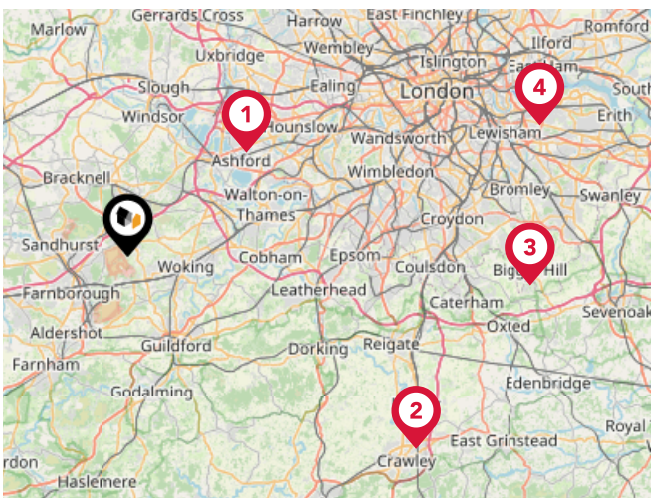
### National Rail Stations

Pin	Name	Distance
1	Bagshot Rail Station	1.38 miles
2	Sunningdale Rail Station	2.24 miles
3	Longcross Rail Station	3.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.09 miles
2	M3 J4	5.46 miles
3	M3 J2	5.67 miles
4	M25 J12	5.77 miles
5	M4 J8	9.74 miles

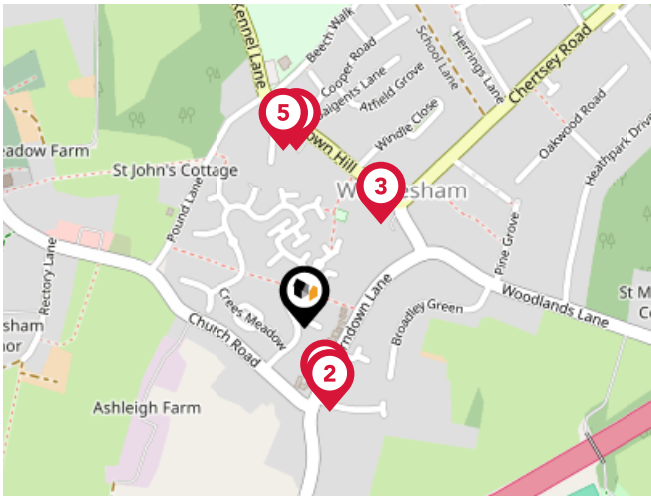


### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	11.69 miles
2	London Gatwick Airport	25.71 miles
3	Biggin Hill Airport	29.89 miles
4	London City Airport	31.99 miles

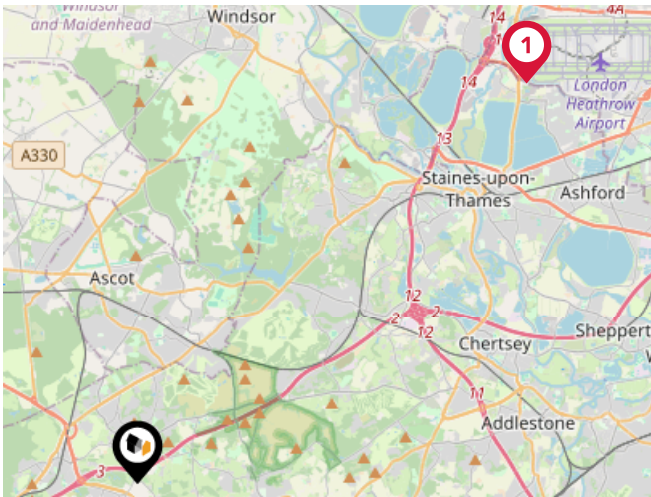
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Thorndown Lane	0.09 miles
2	Thorndown Lane	0.1 miles
3	Post Office	0.15 miles
4	Cooper Road	0.21 miles
5	Cooper Road	0.21 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.3 miles

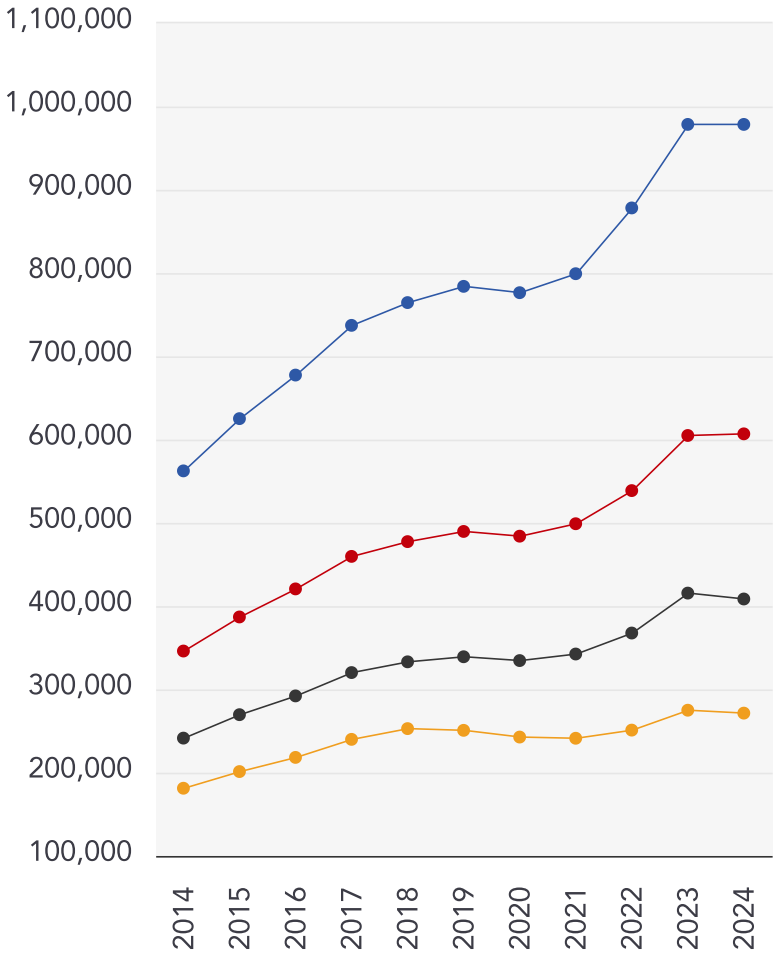


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU20



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



### James Neave

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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

# James Neave

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