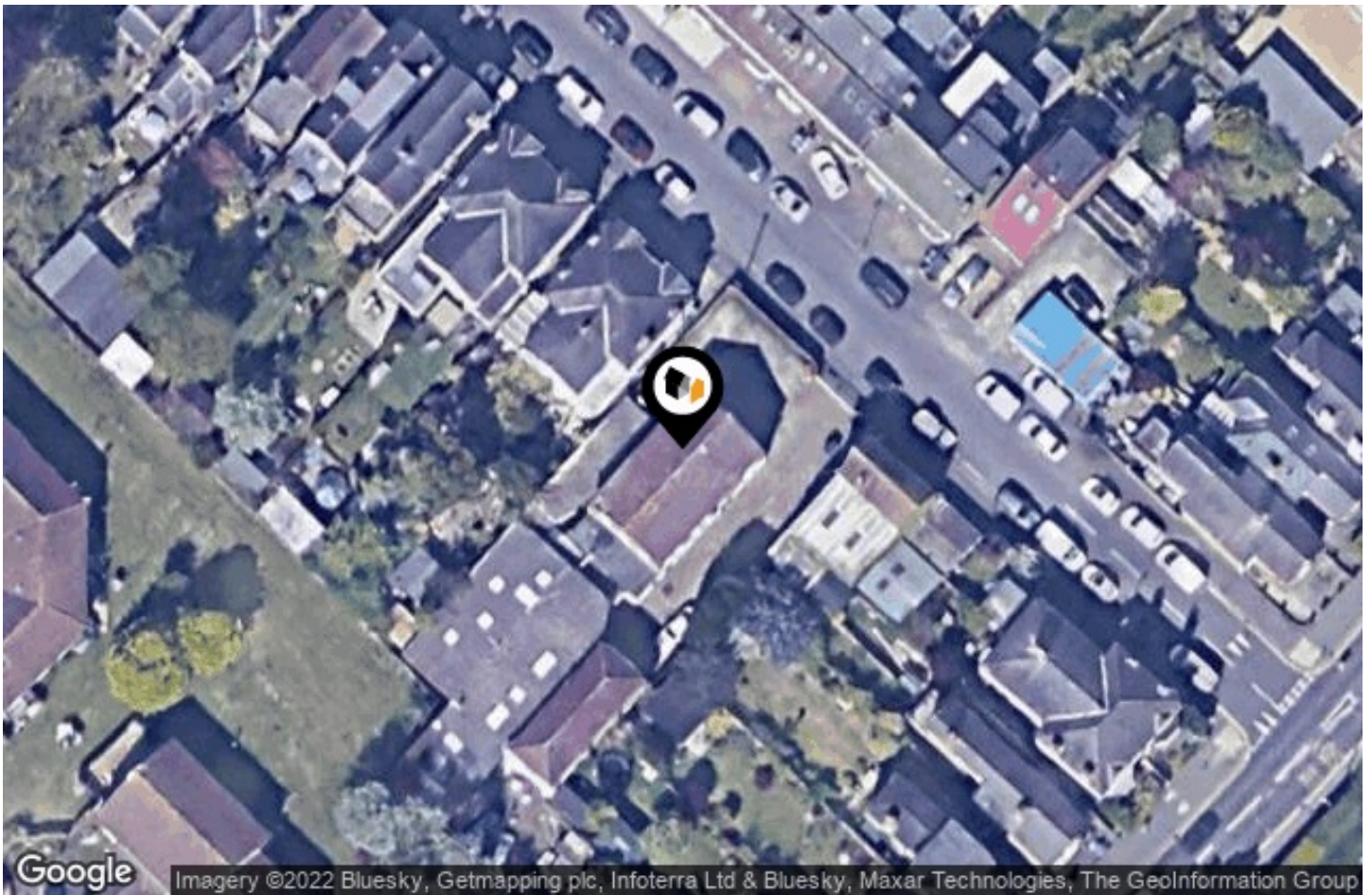


# KEY FACTS FOR BUYERS

**Amber Court, Annett Road, Walton-on-thames, KT12**

September 2022



## A guide to this property and the local area

### James Neave

38 High Street Walton on Thames Surrey KT12 1DE

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# PROPERTY OVERVIEW

## AMBER COURT, ANNETT ROAD, WALTON-ON-THAMES, KT12



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 1,259.38 ft<sup>2</sup>  
117.00 m<sup>2</sup>

Plot Size: Not known

Council Tax Band: D

Annual Cost: £2,159.03

Land Registry Title Number: -


### AREA KEY FACTS


Local Authority: ELMBRIDGE


Flood Risk: Very Low

Conservation Area: No

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## EPC

AMBER COURT, ANNETT ROAD, WALTON-  
ON-THAMES, KT12

Energy rating  
**E**

Valid until 18.03.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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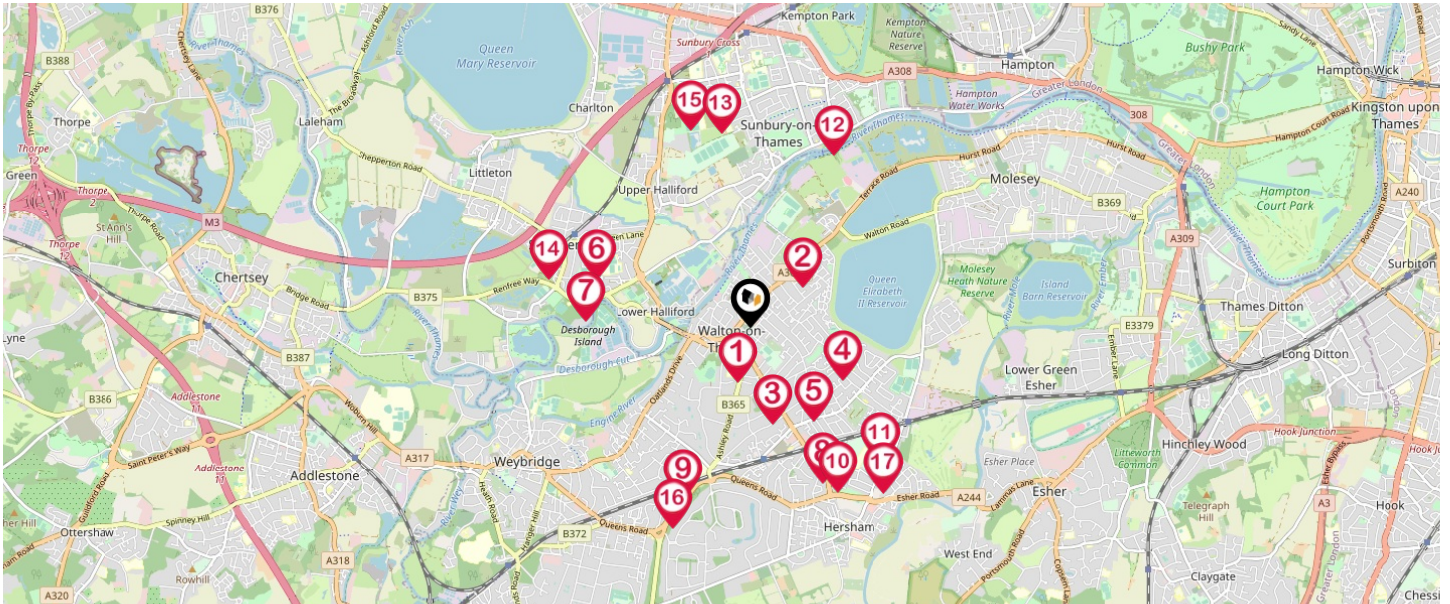
No Additional EPC data available

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



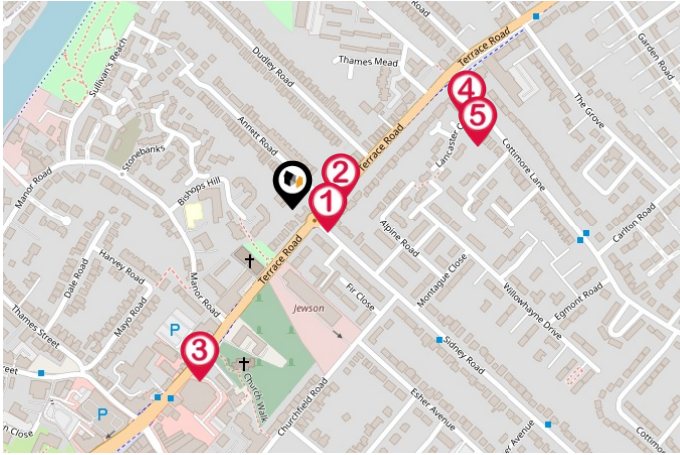
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School	-	567	0.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grovelands Primary School	Good	513	0.52 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Westward School	-	125	0.74 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Walton Oak Primary School	-	473	0.82 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Danesfield Manor School	-	129	0.85 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Thamesmead School	Good	1013	1.17 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Halliford School	-	419	1.18 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Three Rivers Academy	Good	1039	1.27 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Cleves School	-	720	1.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bell Farm Primary School	Good	660	1.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cardinal Newman Catholic Primary School	Good	405	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Beauclerc Infant and Nursery School	Good	152	1.44 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hawkedale Primary School	Good	179	1.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Nicholas CofE Primary School	Good	557	1.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Bishop Wand Church of England School	Good	1037	1.52 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Walton Leigh School	Outstanding	79	1.57 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	North East Surrey Secondary Short Stay School	Good	31	1.58 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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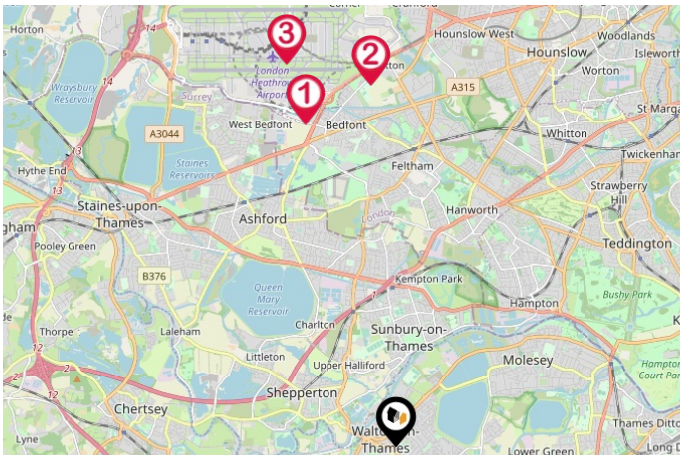
# LOCAL AREA

## NEAREST TRANSPORT LINKS



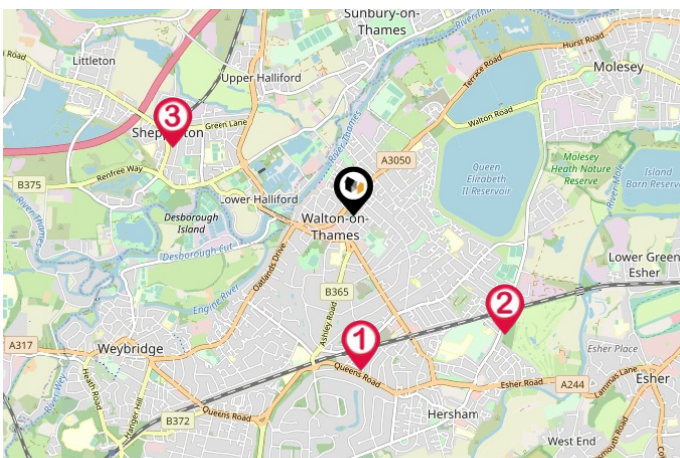
### BUS STOPS/STATIONS

- 1 - Annett Road | 0.04 miles
- 2 - Annett Road | 0.05 miles
- 3 - Church Street | 0.18 miles
- 4 - Lancaster Court | 0.19 miles
- 5 - Lancaster Court | 0.18 miles



### LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 4.94 miles
- 2 - Hatton Cross Underground Station | 5.35 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 5.86 miles



### NATIONAL RAIL STATIONS

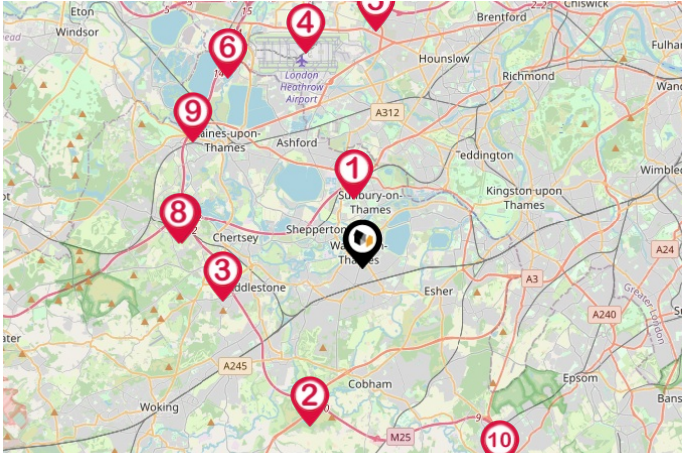
- 1 - Walton-on-Thames Rail Station | 1.15 miles
- 2 - Hershams Rail Station | 1.45 miles
- 3 - Shepperton Rail Station | 1.4 miles

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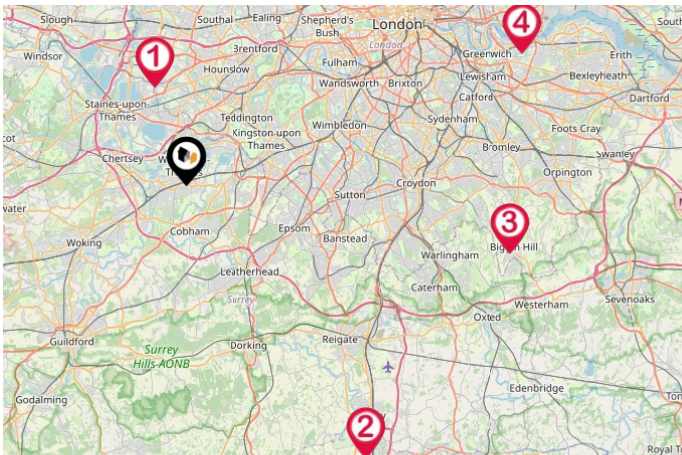
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 2.06 miles
- 2 - M25 J10 | 4.88 miles
- 3 - M25 J11 | 4.12 miles
- 4 - M4 J4A | 6.59 miles
- 5 - M4 J3 | 7.06 miles
- 6 - M25 J14 | 6.82 miles
- 7 - M25 J12 | 5.26 miles
- 8 - M3 J2 | 5.38 miles
- 9 - M25 J13 | 6.16 miles
- 10 - M25 J9 | 7.3 miles



### AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.08 miles
- 2 - London Gatwick Airport | 19.49 miles
- 3 - Biggin Hill Airport | 19.83 miles
- 4 - London City Airport | 21.61 miles

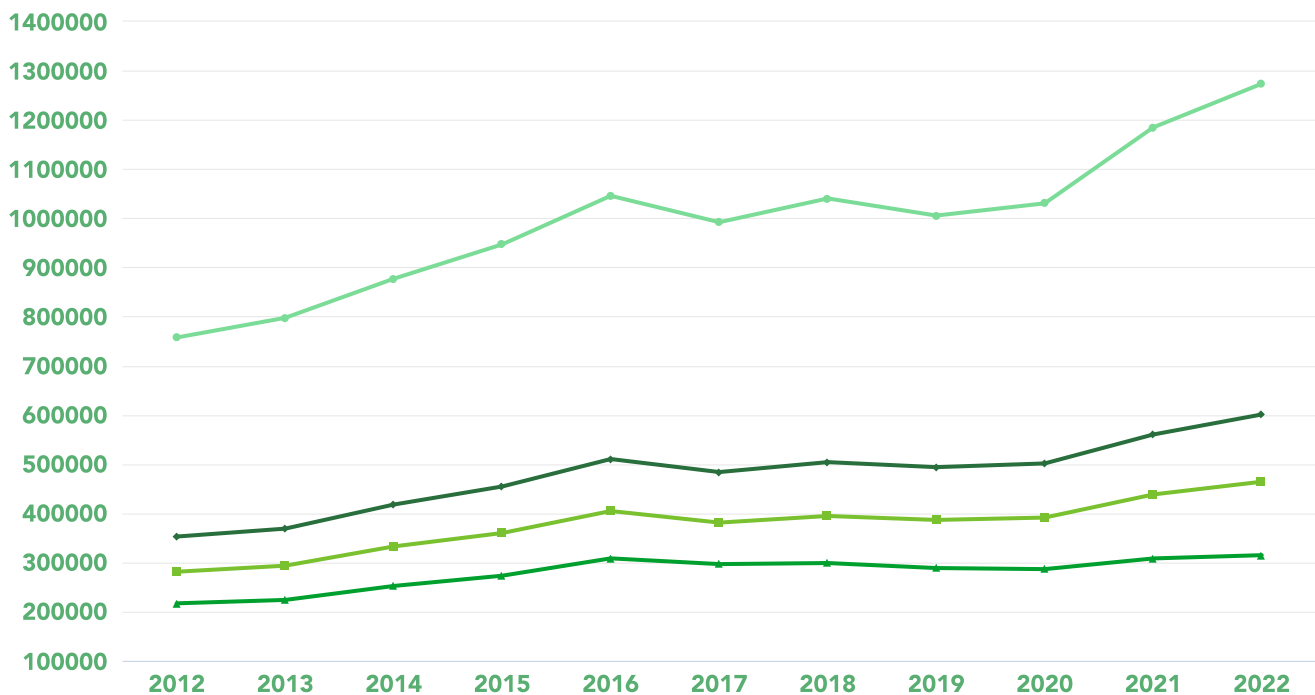
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR KT12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 45.13%



**TERRACED**  
+ 65.06%



**SEMI-DETACHED**  
+ 70.35%



**DETACHED**  
+ 68.12%

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# JAMES NEAVE

## About Us

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.

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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### 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"



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# DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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