

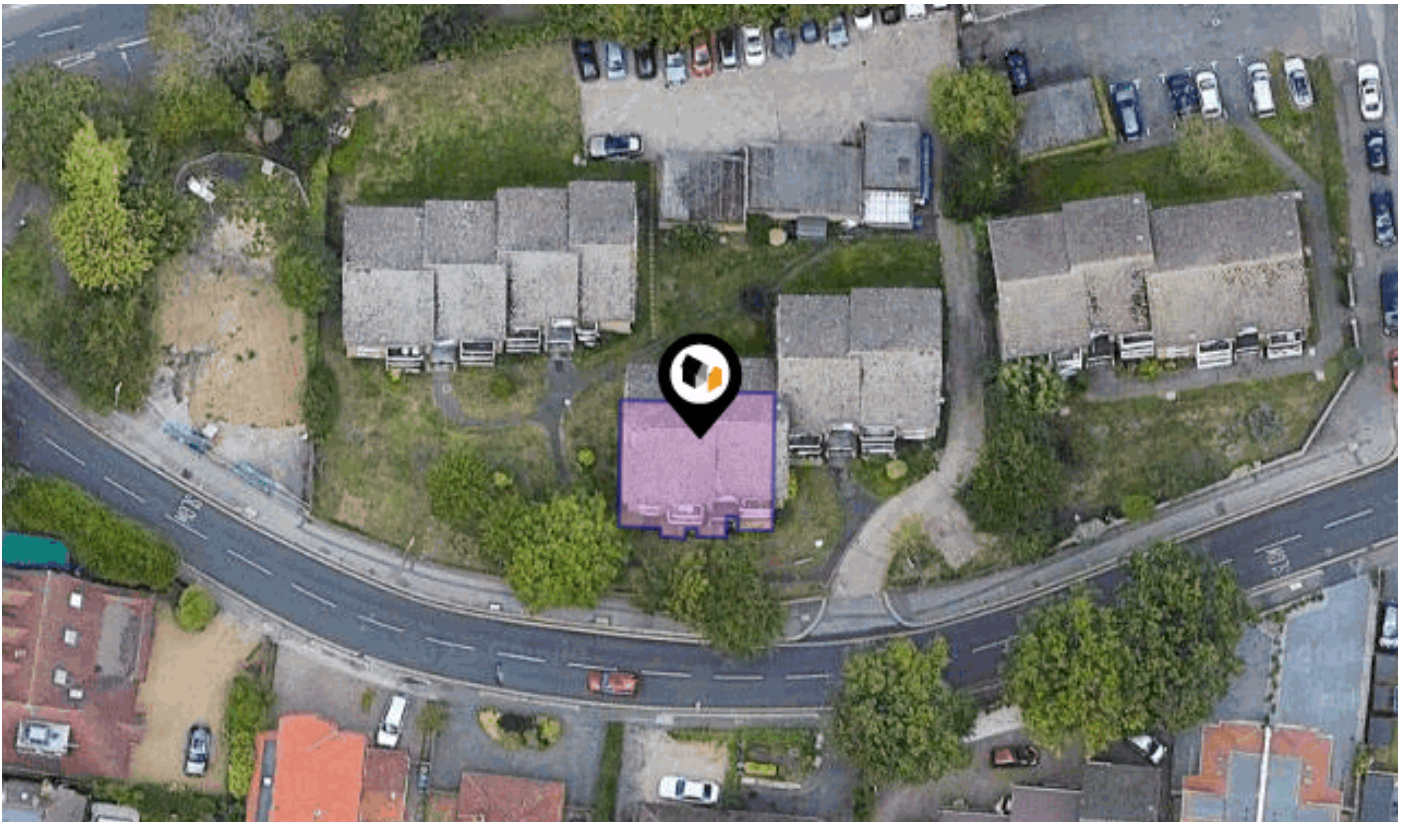


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th November 2023



SURREY LODGE, 91, QUEENS ROAD, HERSHAM, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

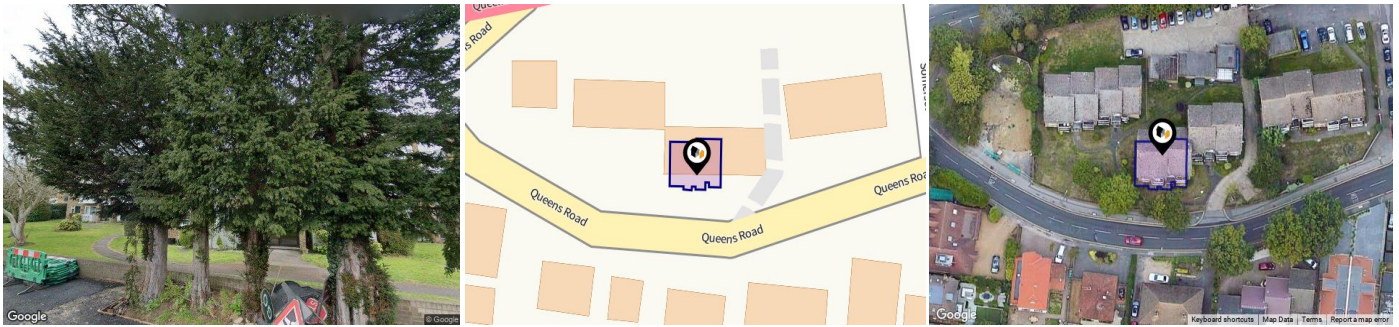
01932 221 331

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	03/06/1968
Floor Area:	516 ft ² / 48 m ²	End Date:	29/09/2967
Plot Area:	0.04 acres	Lease Term:	1000 years from 29 September 1967
Council Tax :	Band C	Term Remaining:	944 years
Annual Estimate:	£1,919		
Title Number:	SY373742		
UPRN:	100062123113		

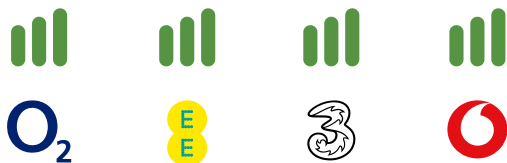
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	142 mb/s	1000 mb/s

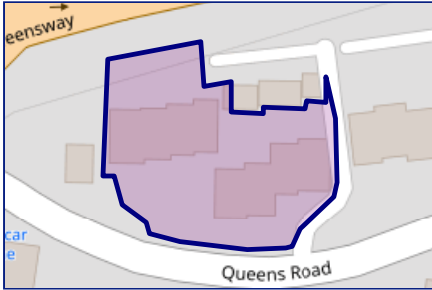
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

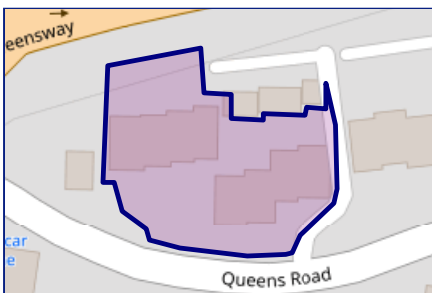


Multiple Freehold Title Plans Detected



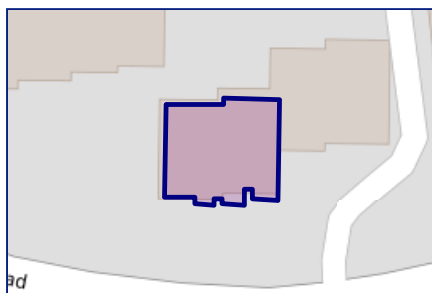
SY377546

Multiple Freehold Title Plans Detected



SY378946

Leasehold Title Plan



SY373742

Start Date: 03/06/1968
End Date: 29/09/2967
Lease Term: 1000 years from 29 September 1967
Term Remaining: 944 years

Property EPC - Certificate



Energy rating

C

Valid until 19.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

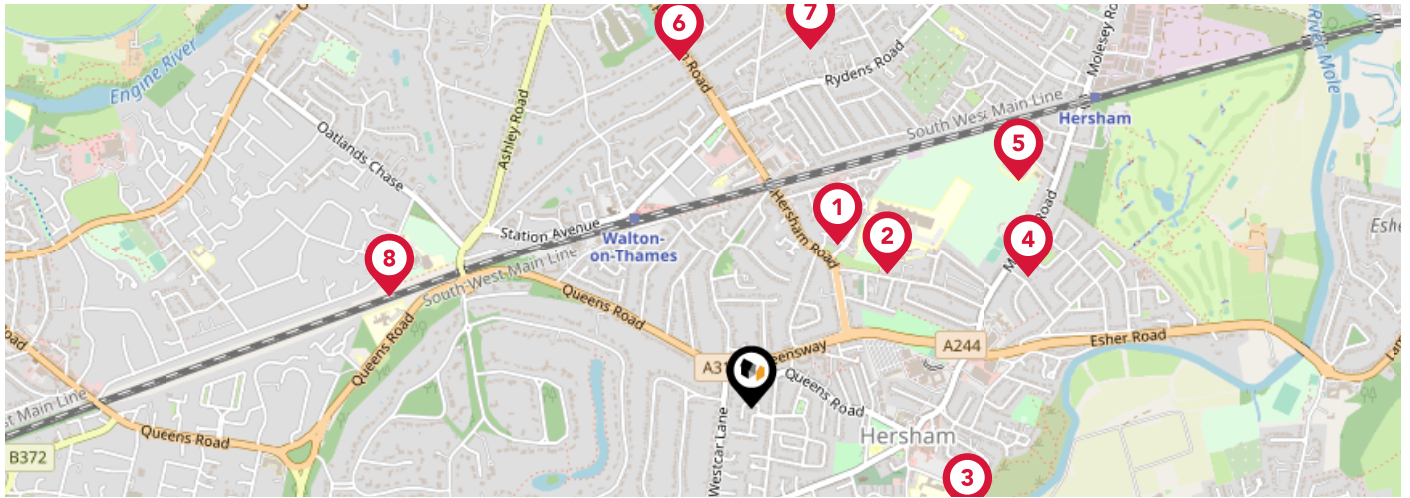
EPC - Additional Data



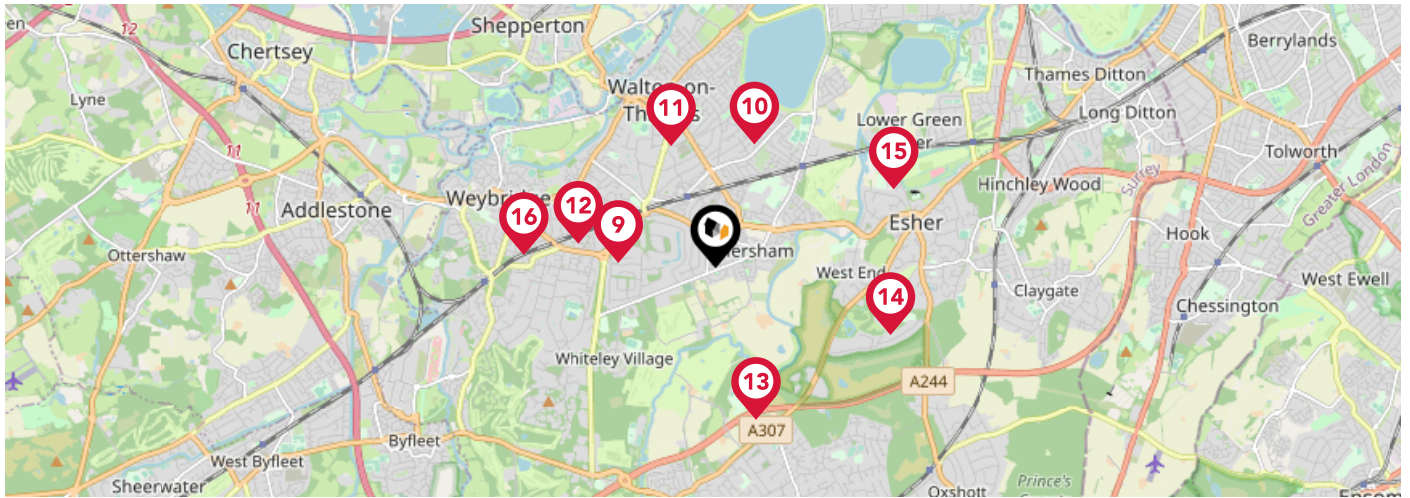
Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	48 m ²

Area Schools



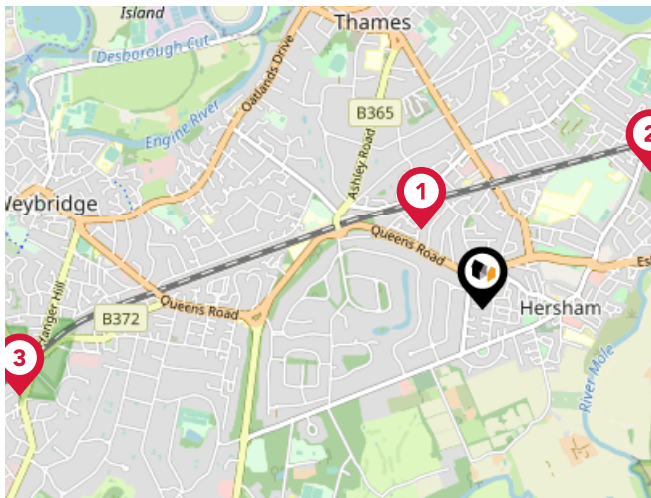
		Nursery	Primary	Secondary	College	Private
1	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 ACS Cobham International School Ofsted Rating: Not Rated Pupils: 1272 Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

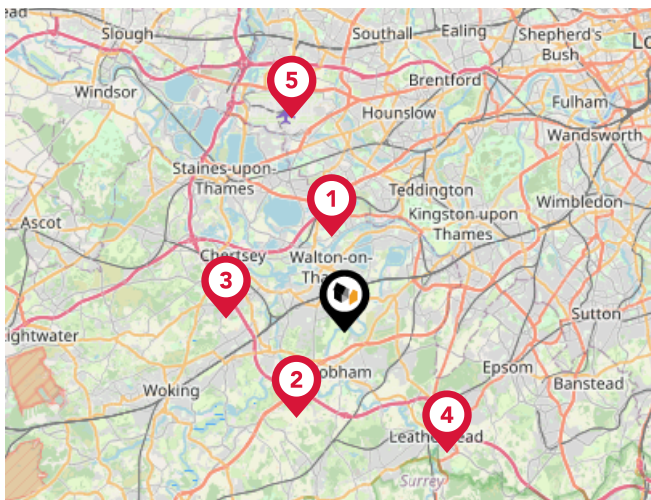
Area

Transport (National)



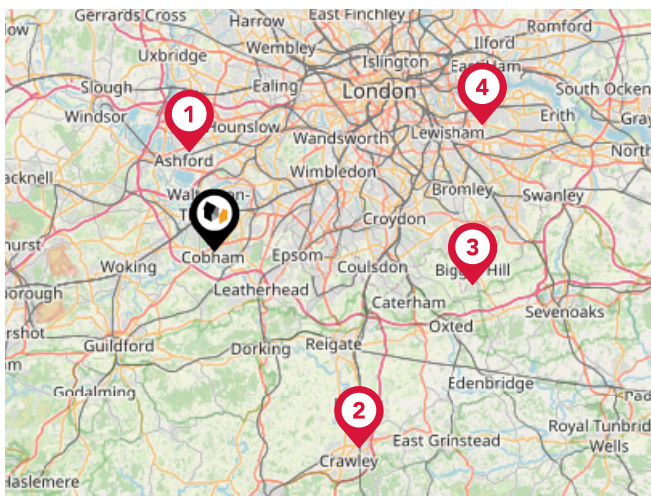
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.47 miles
2	Hersham Rail Station	1.01 miles
3	Weybridge Rail Station	2.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.6 miles
2	M25 J10	3.63 miles
3	M25 J11	4.41 miles
4	M25 J9	5.87 miles
5	M4 J4A	8.15 miles

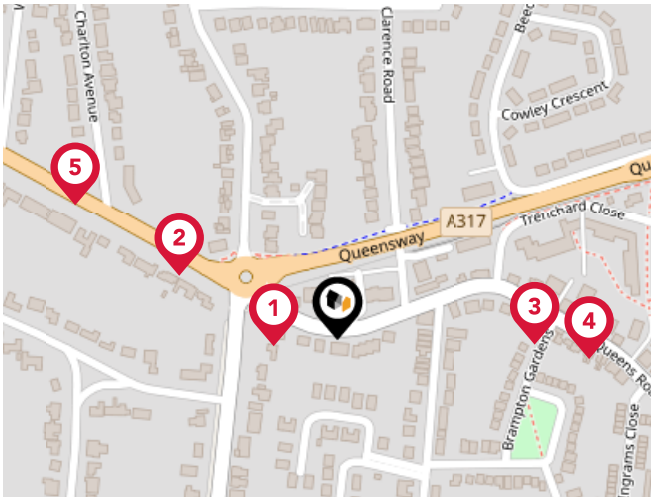


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.64 miles
2	London Gatwick Airport	18.04 miles
3	Biggin Hill Airport	19.22 miles
4	London City Airport	21.87 miles

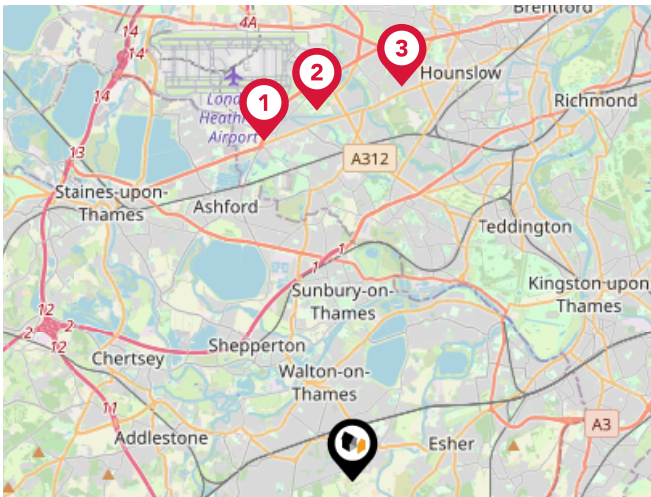
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westcar Lane	0.04 miles
2	Westcar Lane	0.1 miles
3	Brampton Gardens	0.11 miles
4	Brampton Gardens	0.15 miles
5	Woodside Avenue	0.17 miles



Local Connections

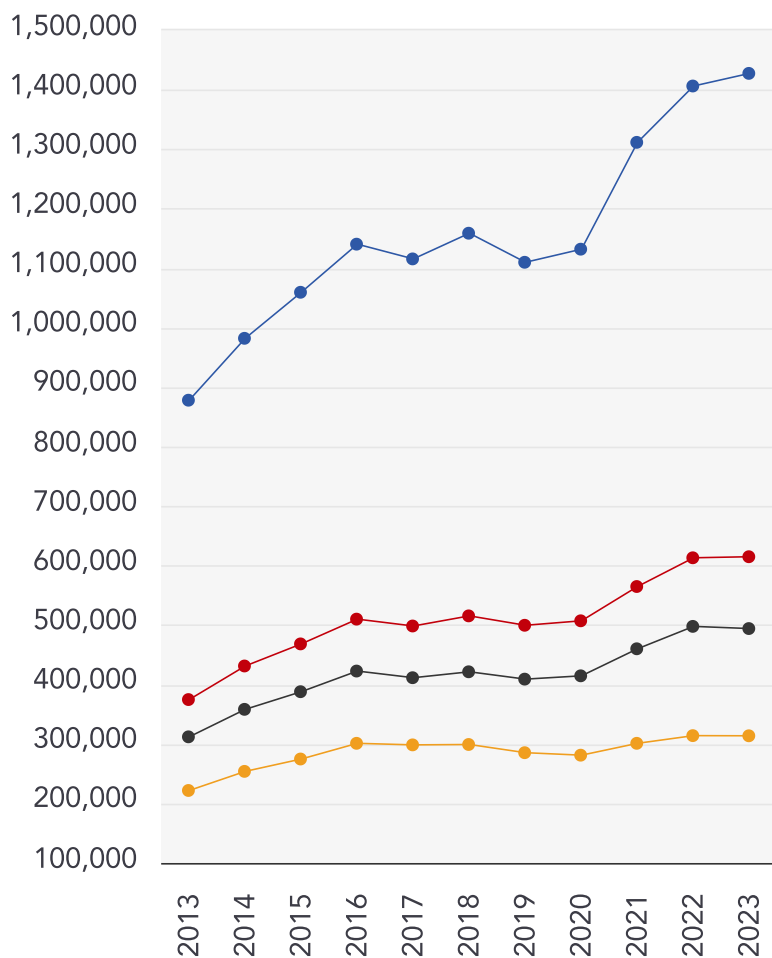
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.5 miles
2	Hatton Cross Underground Station	6.89 miles
3	Hounslow West Underground Station	7.38 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT12



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%



James Neave

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"



James Neave

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