

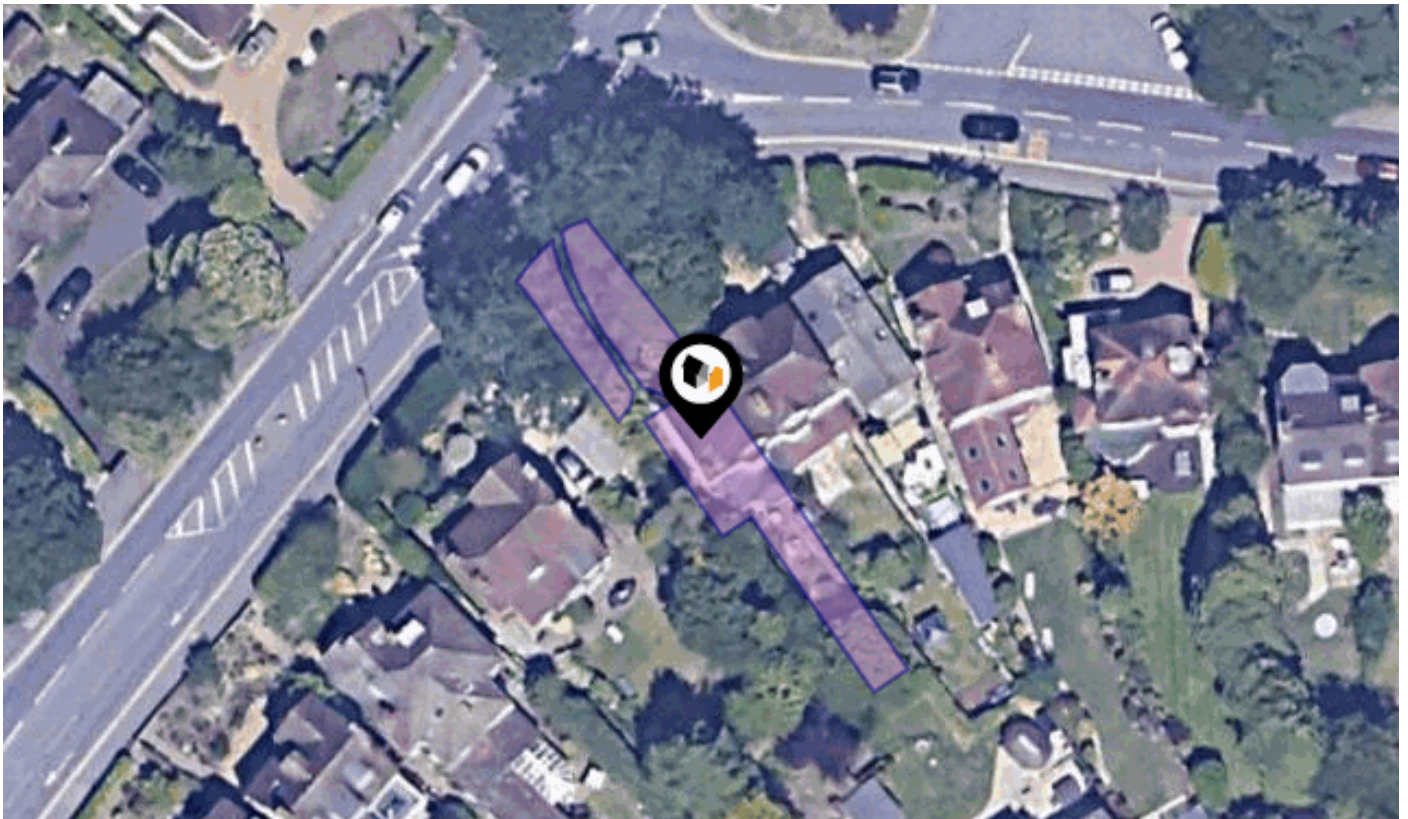


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 19th November 2023



85, ASHLEY ROAD, WALTON-ON-THAMES, KT12

James Neave

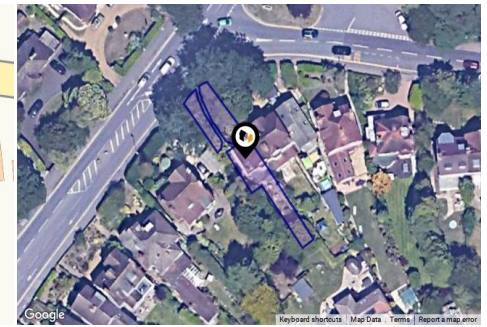
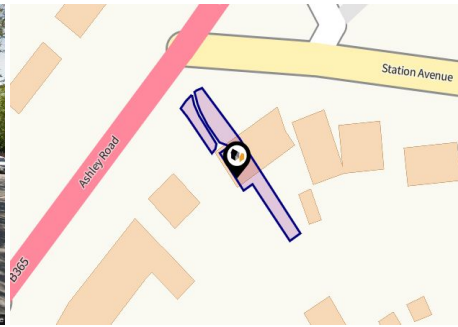
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£534
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	731 ft ² / 68 m ²	Start Date:	24/09/2000
Plot Area:	0.06 acres	End Date:	25/12/2974
Year Built :	1900-1929	Lease Term:	999 years from 25 December 1975
Council Tax :	Band C	Term	951 years
Annual Estimate:	£1,919	Remaining:	
Title Number:	SY718585		
UPRN:	100062357943		

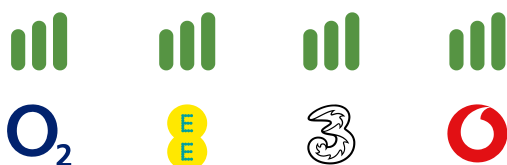
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	241 mb/s	1000 mb/s

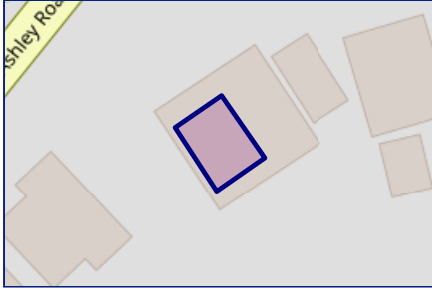
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

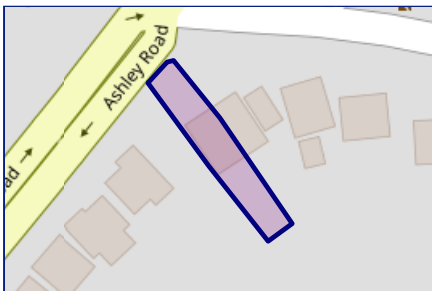


Multiple Freehold Title Plans Detected



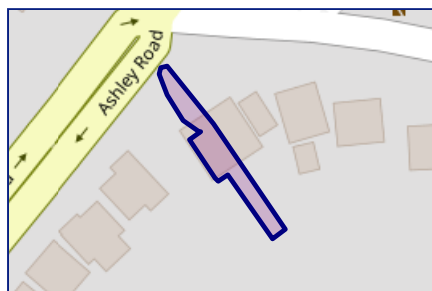
SY139352

Multiple Freehold Title Plans Detected



SY139352

Leasehold Title Plan



SY718585

Start Date: 24/09/2000
End Date: 25/12/2974
Lease Term: 999 years from 25 December 1975
Term Remaining: 951 years

Property EPC - Certificate



Energy rating

C

Valid until 31.05.2033

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

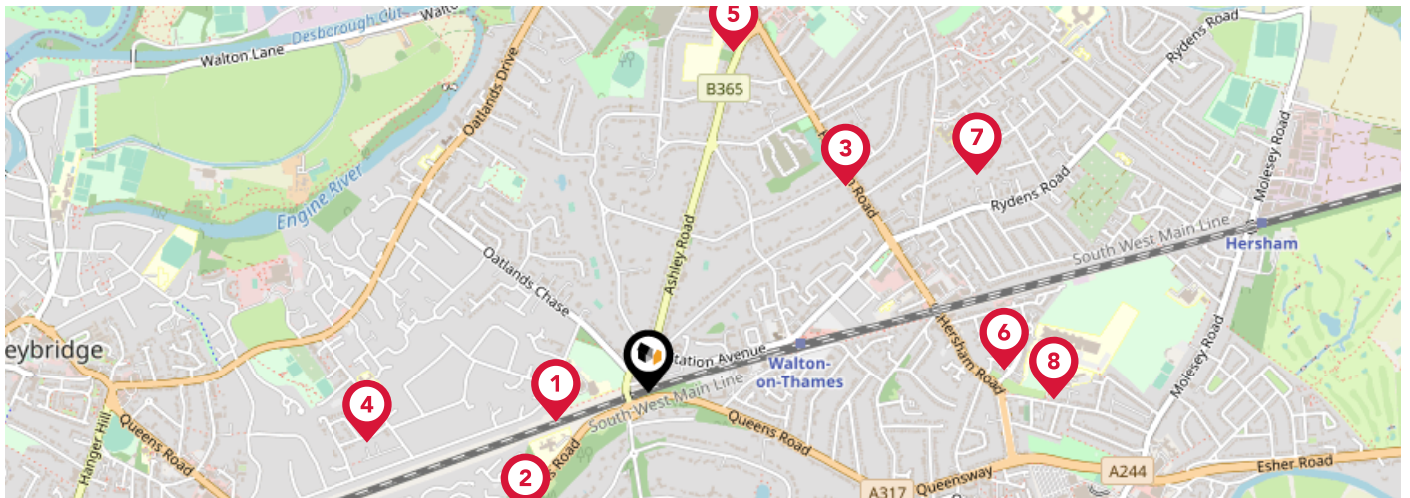
Property

EPC - Additional Data



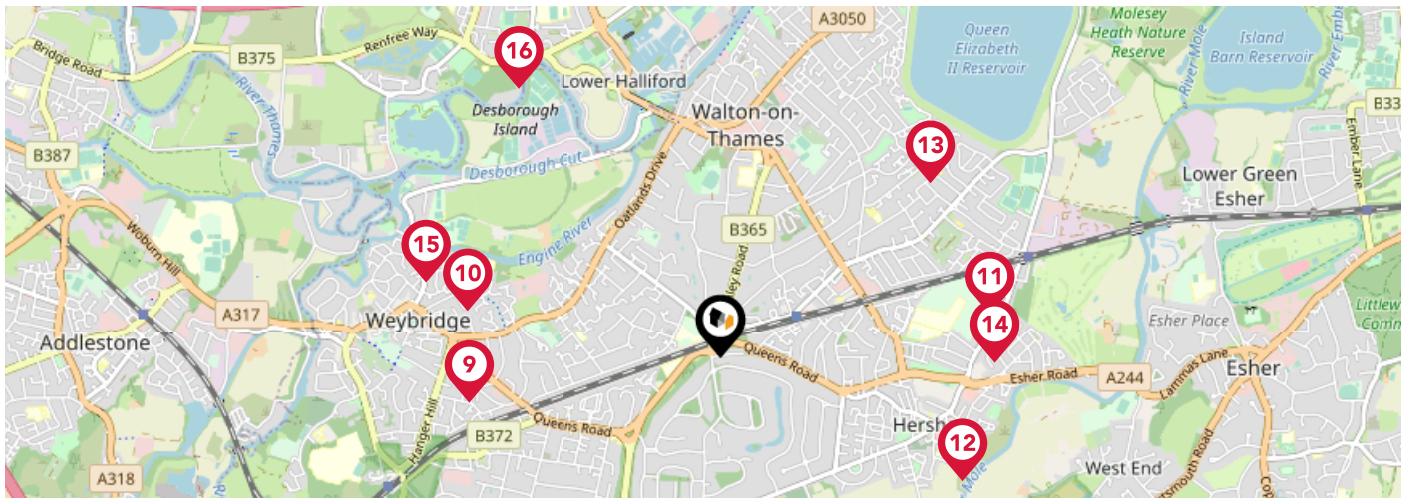
Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Poor
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:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	68 m ²



		Nursery	Primary	Secondary	College	Private
1	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

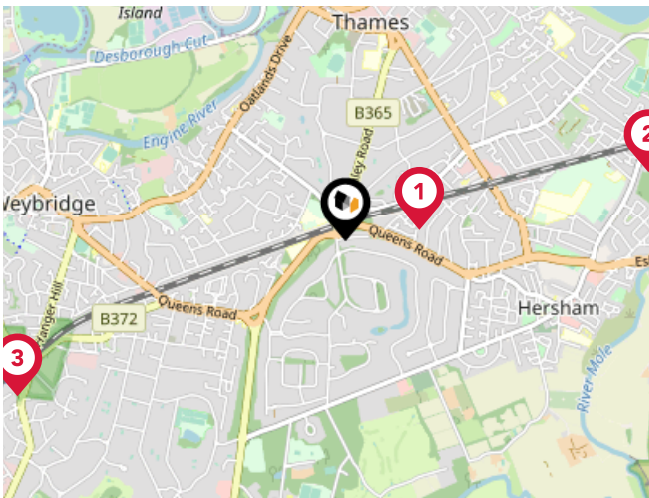
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance: 1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance: 1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance: 1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance: 1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance: 1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance: 1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

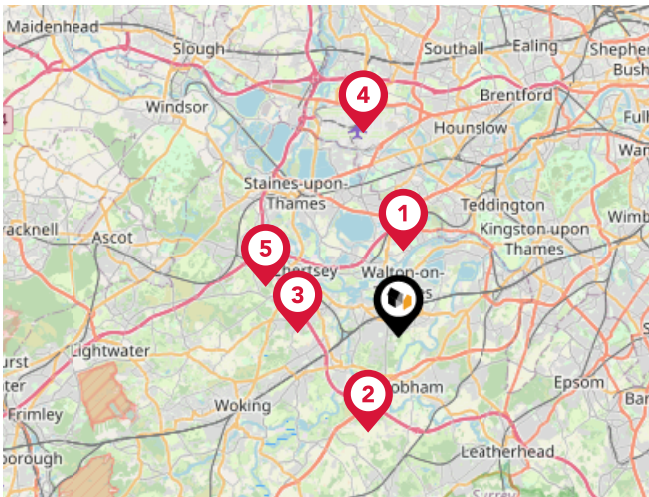
Area

Transport (National)



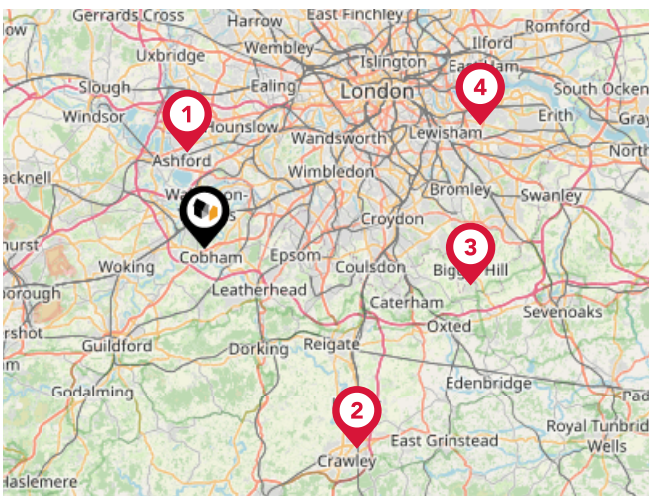
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.34 miles
2	Hersham Rail Station	1.44 miles
3	Weybridge Rail Station	1.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.25 miles
2	M25 J10	3.67 miles
3	M25 J11	3.76 miles
4	M4 J4A	7.7 miles
5	M25 J12	5.33 miles

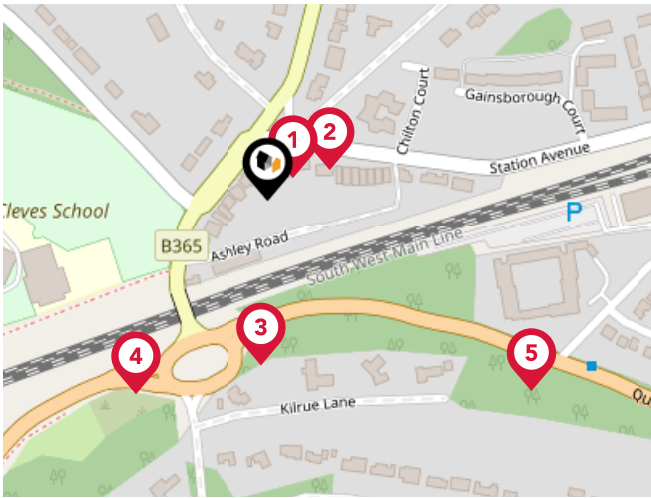


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.19 miles
2	London Gatwick Airport	18.67 miles
3	Biggin Hill Airport	19.88 miles
4	London City Airport	22.3 miles

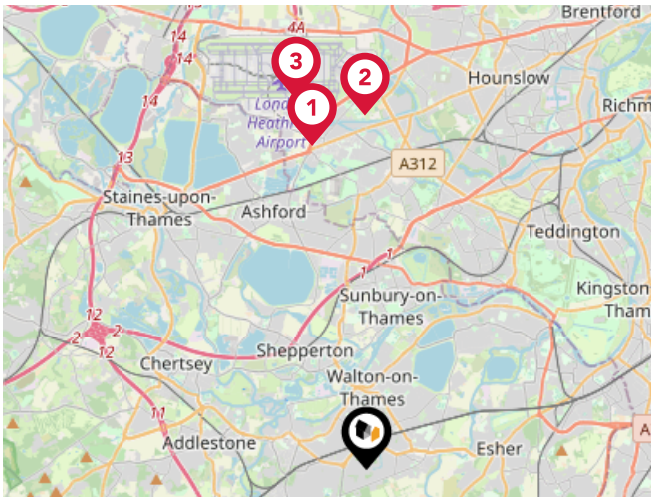
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashley Rise	0.02 miles
2	Ashley Rise	0.04 miles
3	Ashley Road	0.1 miles
4	Ashley Road	0.14 miles
5	Mayfield Road	0.19 miles



Local Connections

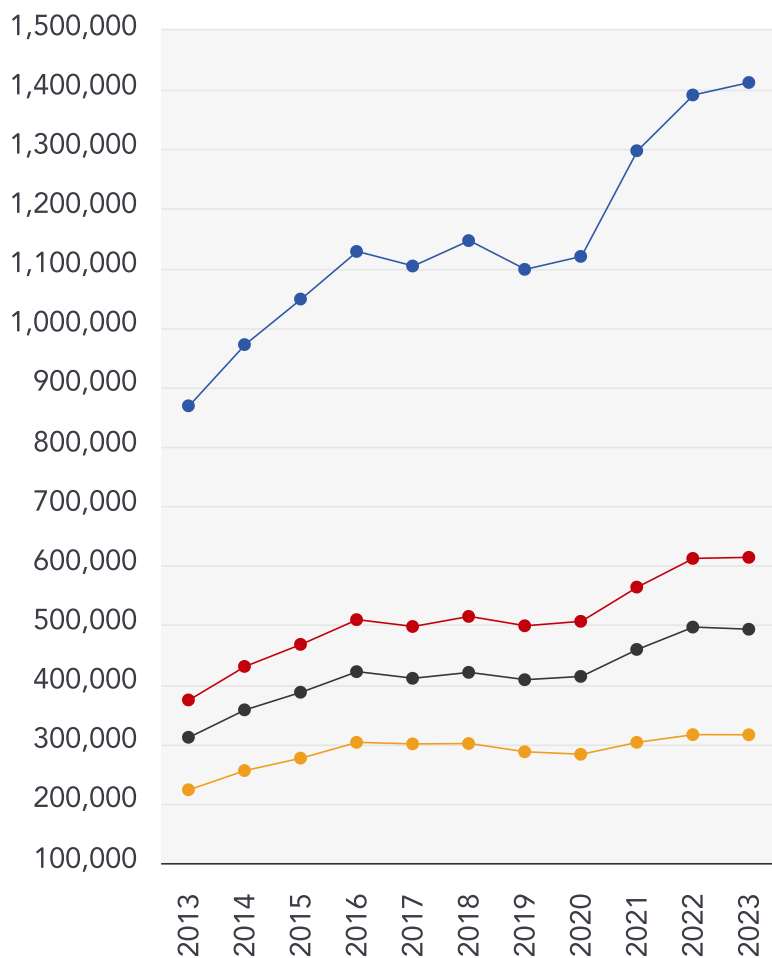
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.05 miles
2	Hatton Cross Underground Station	6.54 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.97 miles

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

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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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James Neave

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
lily@jamesneave.co.uk
www.jamesneave.co.uk

