

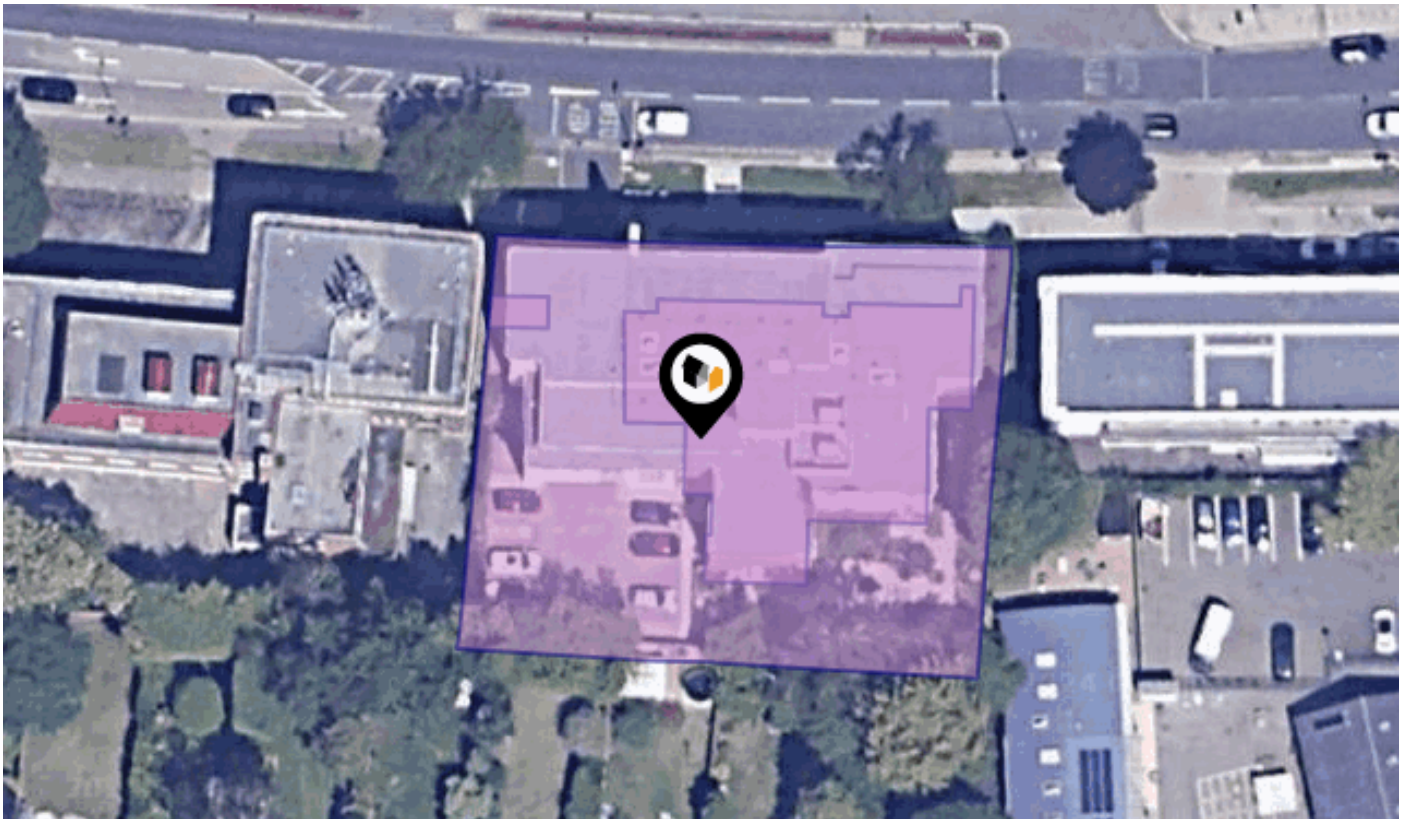


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th April 2024



MEADOWS HOUSE, NEW ZEALAND AVENUE, WALTON-ON-THAMES, KT12

James Neave

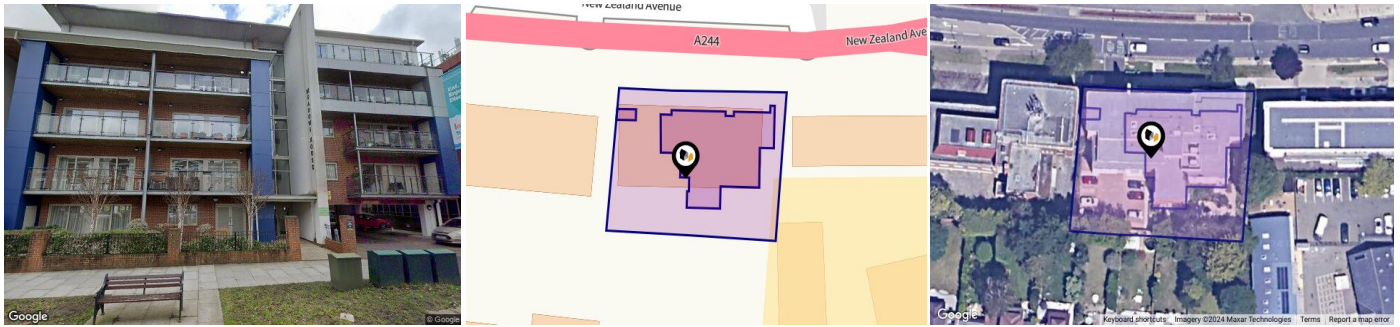
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type:	Flat / Maisonette	Last Sold	£619
Bedrooms:	2	£/ft²:	
Floor Area:	807 ft ² / 75 m ²	Tenure:	Leasehold
Plot Area:	0.52 acres	Lease	999 years and three days from and including 1 January 2016
Year Built :	2016	Term:	
Council Tax :	Band D	Term	-
Annual Estimate:	£2,334	Remaining:	
Title Number:	SY840497		
UPRN:	10033328365		

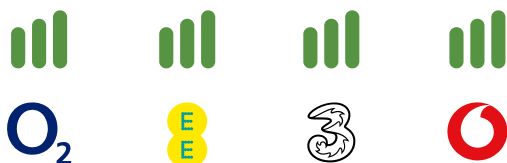
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	181 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

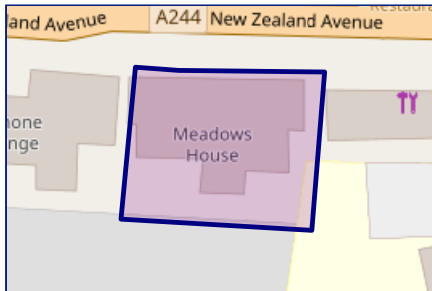


Satellite/Fibre TV Availability:



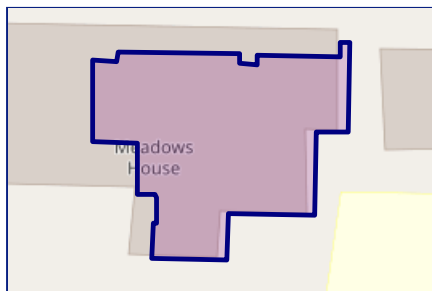
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



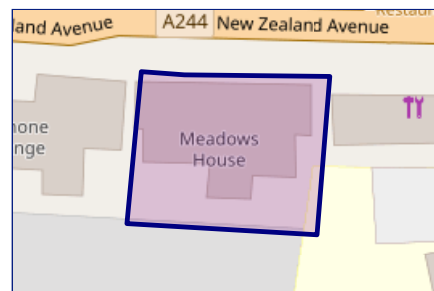
SY24838

Leasehold Title Plans



SY840497

Start Date: -
End Date: -
Lease Term: 999 years and three days from and including 1 January 2016
Term Remaining: -



SY839216

Start Date: 18/05/2016
End Date: 01/01/3015
Lease Term: 999 years from and including 1 January 2016
Term Remaining: 991 years

Property EPC - Certificate

New Zealand Avenue, KT12

Energy rating

B

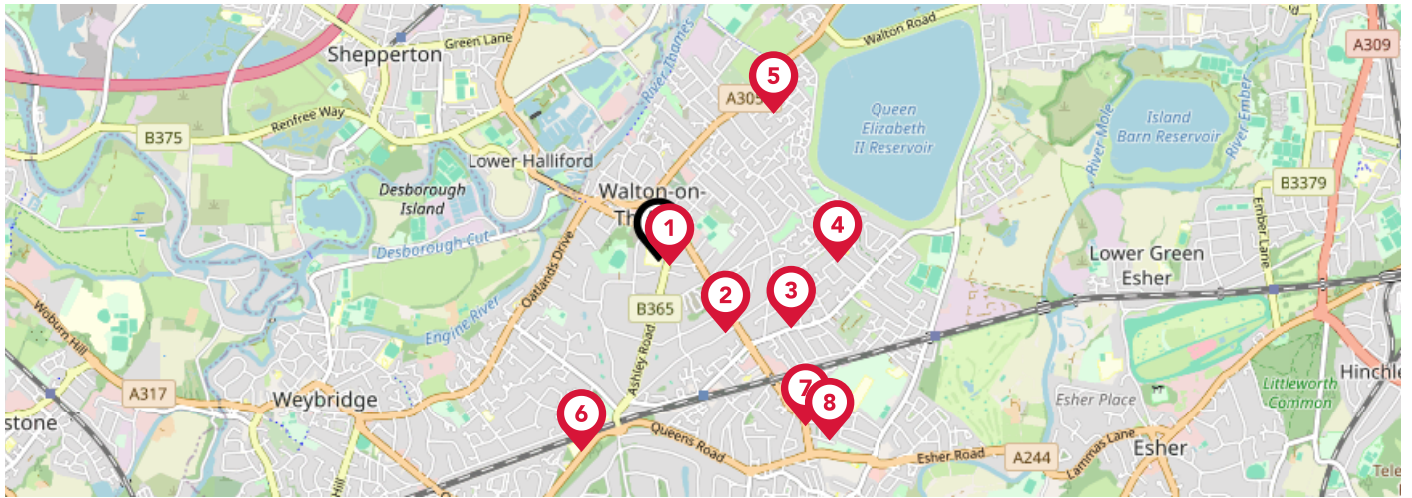
Valid until 13.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

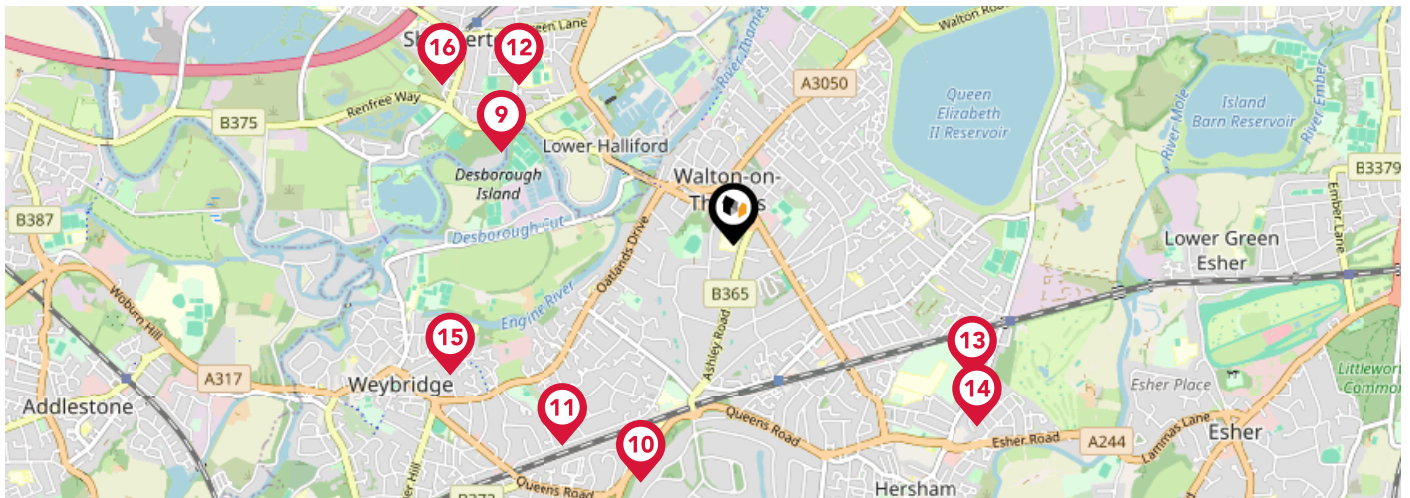
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	75 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

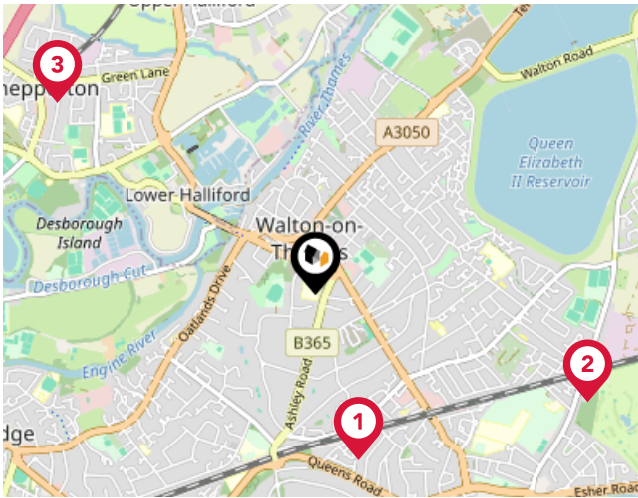
Area Schools



		Nursery	Primary	Secondary	College	Private
	Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

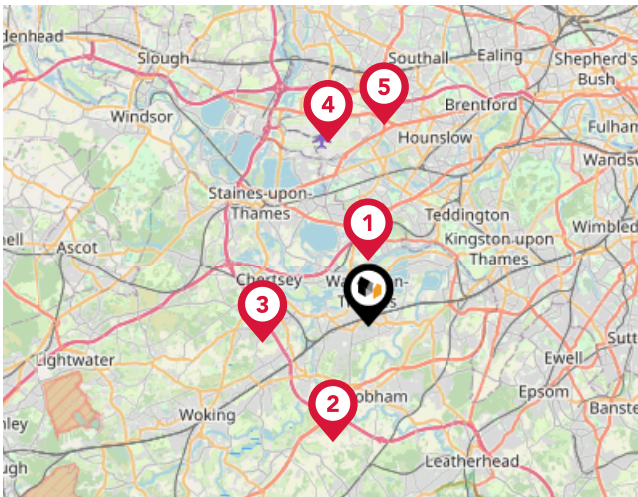
Area

Transport (National)



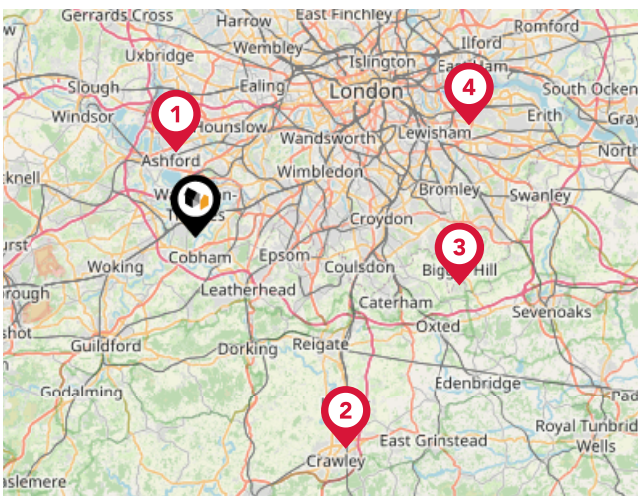
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.79 miles
2	Hersham Rail Station	1.36 miles
3	Shepperton Rail Station	1.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.43 miles
2	M25 J10	4.49 miles
3	M25 J11	3.94 miles
4	M4 J4A	6.93 miles
5	M4 J3	7.45 miles

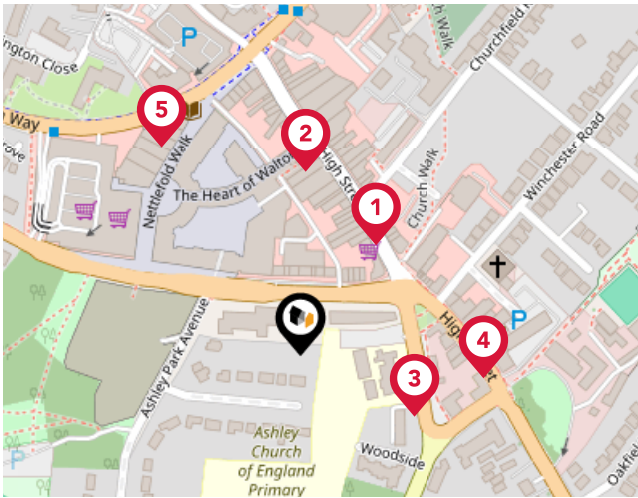


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.42 miles
2	London Gatwick Airport	19.24 miles
3	Biggin Hill Airport	19.87 miles
4	London City Airport	21.85 miles

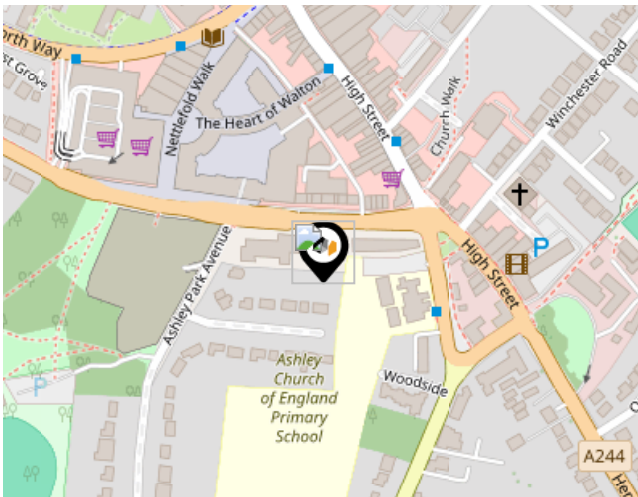
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.08 miles
2	High Street	0.11 miles
3	Ashley C of E Primary School	0.08 miles
4	Everyman Cinema	0.11 miles
5	Hepworth Way	0.14 miles



Local Connections

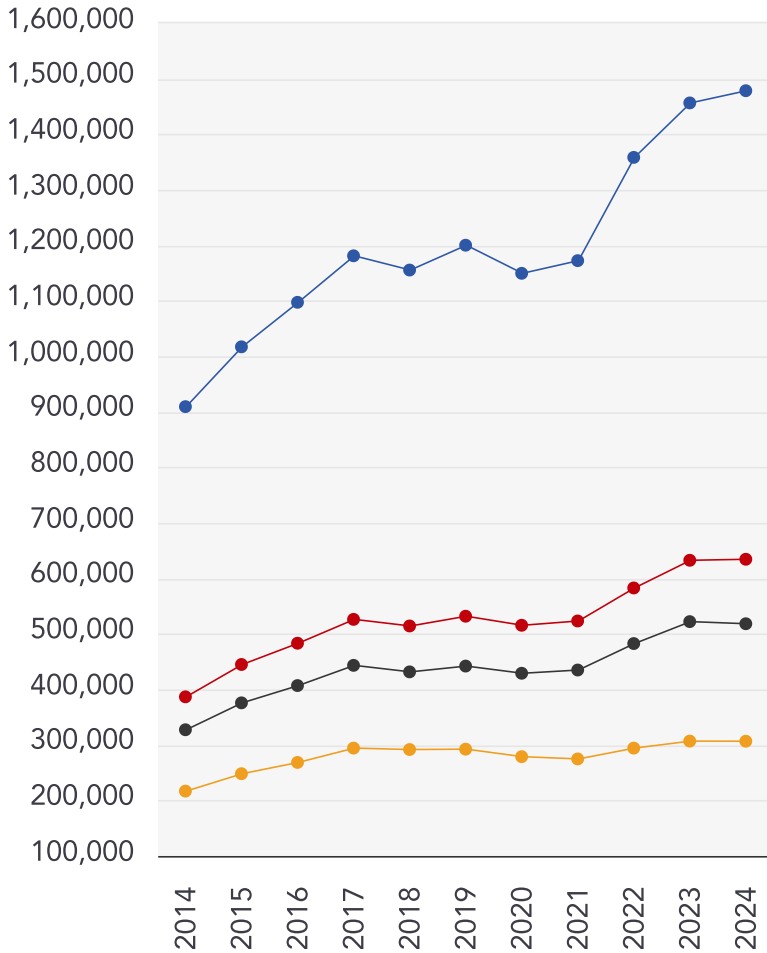
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.28 miles
2	Hatton Cross Underground Station	5.73 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.2 miles

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"



/JamesNeave



/JamesNeaveEA

James Neave

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