



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th April 2024



ASPECT PLACE, MOLE ROAD, HERSHAM, 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 Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£530
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	968 ft ² / 90 m ²	Start Date:	17/12/2020
Plot Area:	0.71 acres	End Date:	01/01/2269
Year Built :	2020	Lease Term:	250 years from 1 January 2019
Council Tax :	Band D	Term Remaining:	244 years
Annual Estimate:	£2,334		
Title Number:	SY875953		
UPRN:	10033333102		

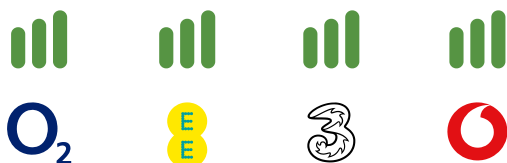
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	57 mb/s	1000 mb/s

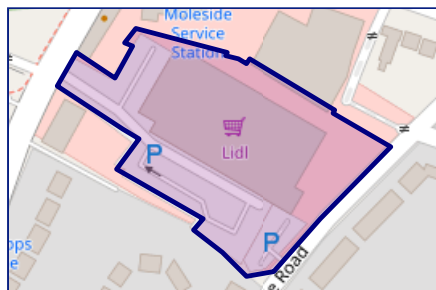
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

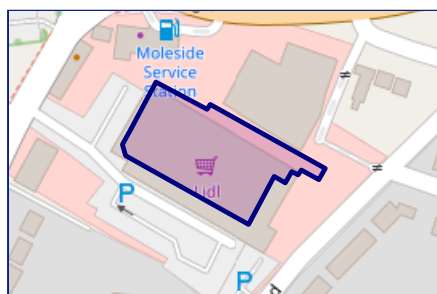


Freehold Title Plan



SY433369

Leasehold Title Plan



SY875953

Start Date: 17/12/2020
End Date: 01/01/2269
Lease Term: 250 years from 1 January 2019
Term Remaining: 244 years

Property EPC - Certificate



Mole Road, Hersham, KT12

Energy rating

C

Valid until 21.03.2033

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

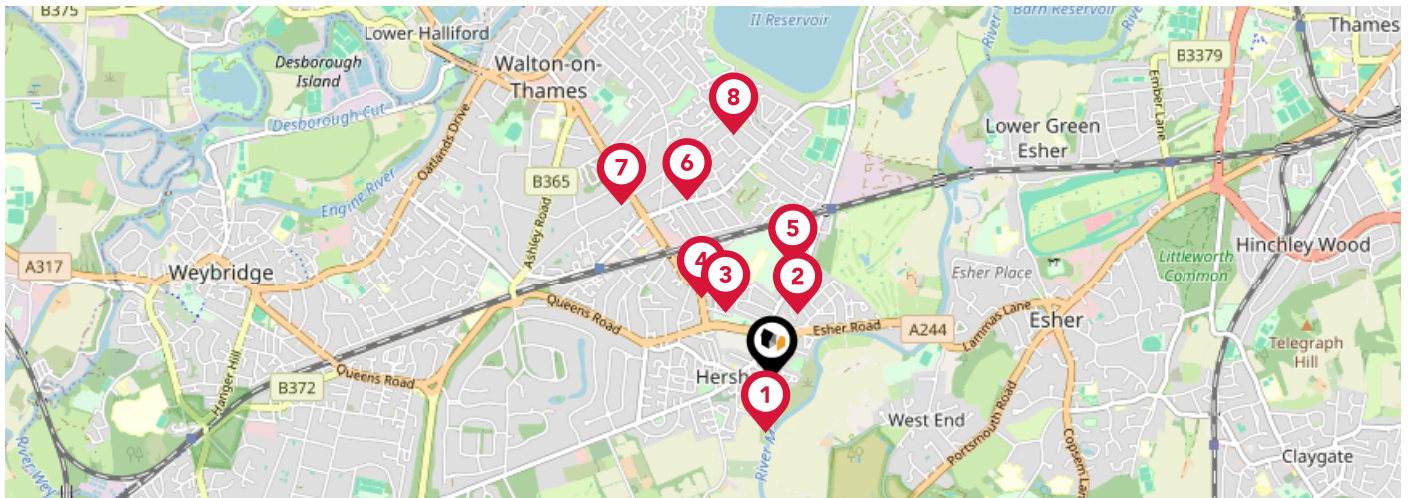
Property

EPC - Additional Data

Additional EPC Data

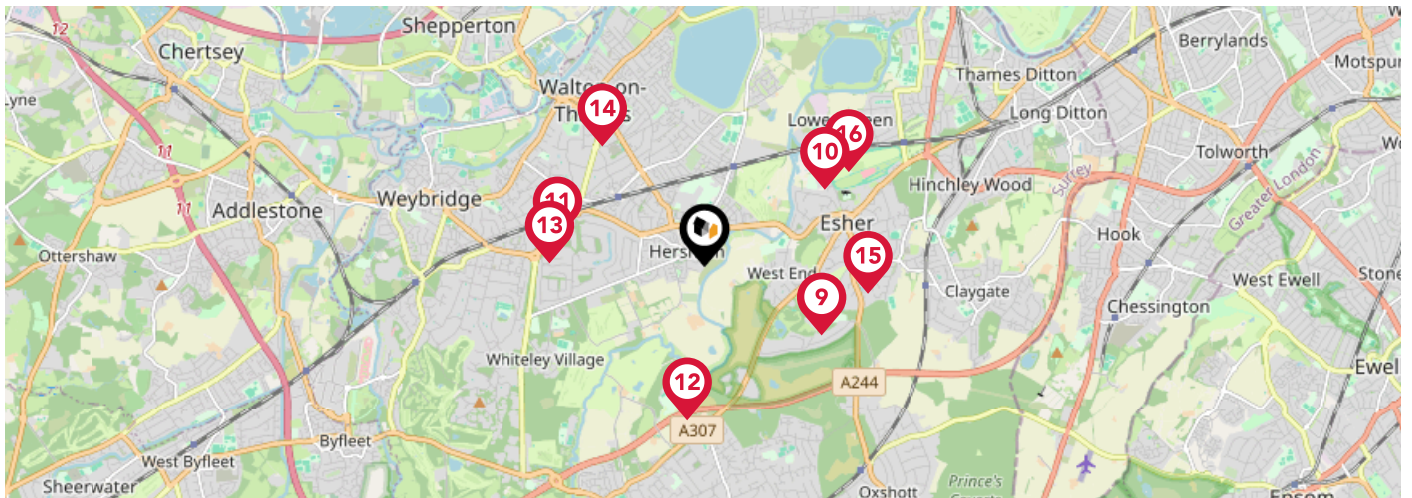
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.21 W/m-Â°K
Total Floor Area:	90 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.5	<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:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	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"/>
7	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

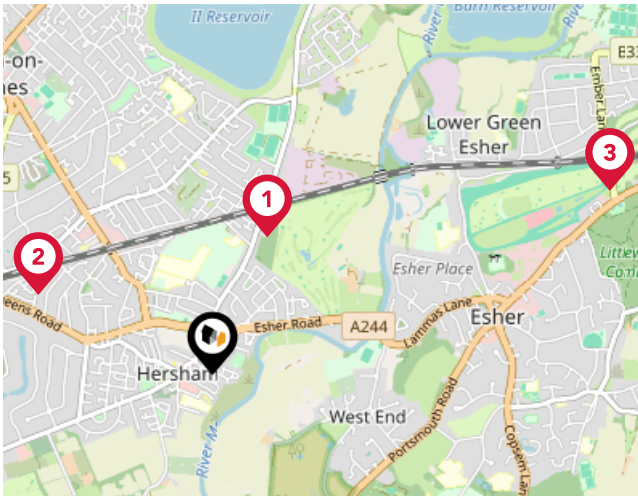
Area Schools



		Nursery	Primary	Secondary	College	Private
	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance: 1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ACS Cobham International School Ofsted Rating: Not Rated Pupils: 1272 Distance: 1.42	<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: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Esher Church School Ofsted Rating: Good Pupils: 375 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

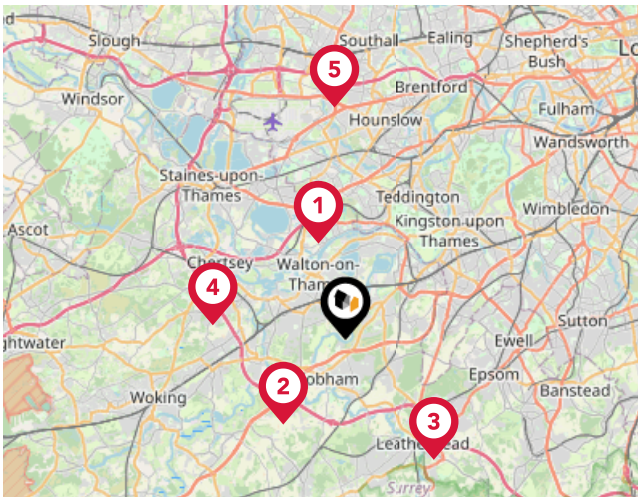
Area

Transport (National)



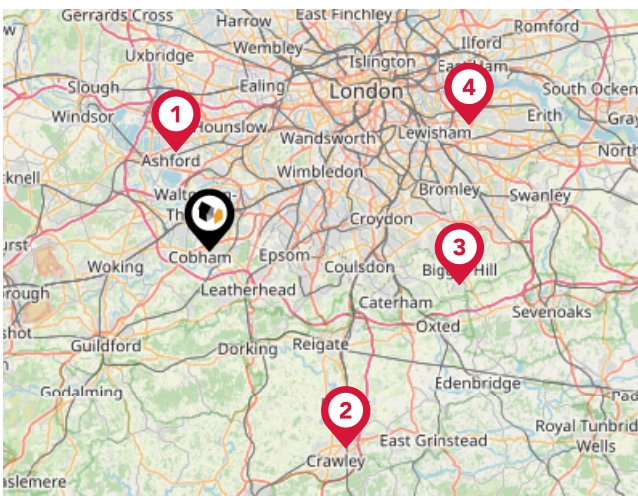
National Rail Stations

Pin	Name	Distance
1	Hersham Rail Station	0.68 miles
2	Walton-on-Thames Rail Station	0.89 miles
3	Esher Rail Station	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.7 miles
2	M25 J10	3.92 miles
3	M25 J9	5.54 miles
4	M25 J11	4.94 miles
5	M4 J3	8.56 miles

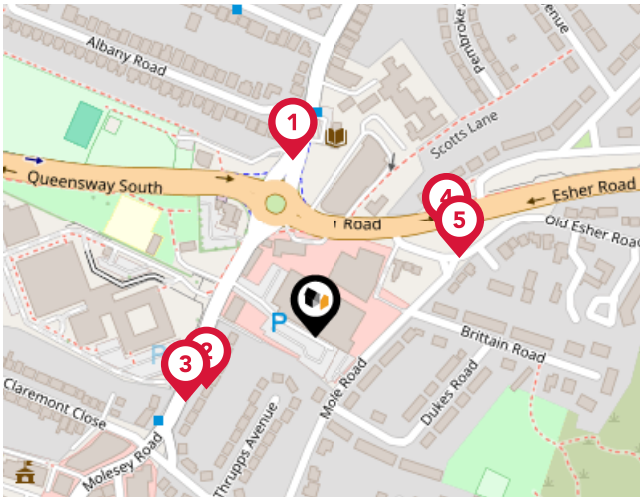


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.79 miles
2	London Gatwick Airport	17.74 miles
3	Biggin Hill Airport	18.7 miles
4	London City Airport	21.39 miles

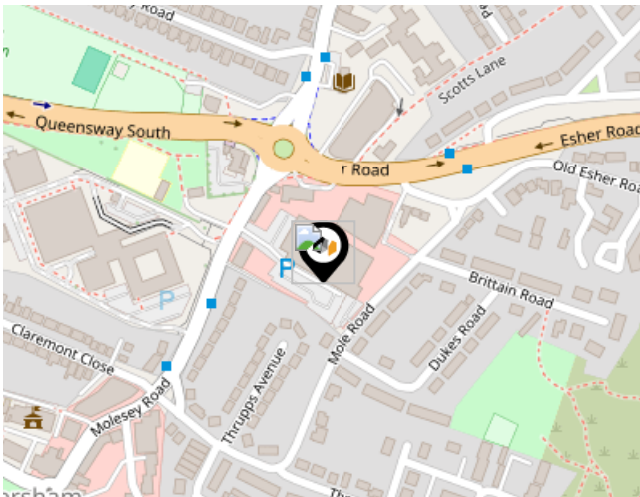
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Library	0.1 miles
2	Thrupps Lane	0.07 miles
3	Thrupps Lane	0.08 miles
4	Barley Mow	0.1 miles
5	Barley Mow	0.1 miles



Local Connections

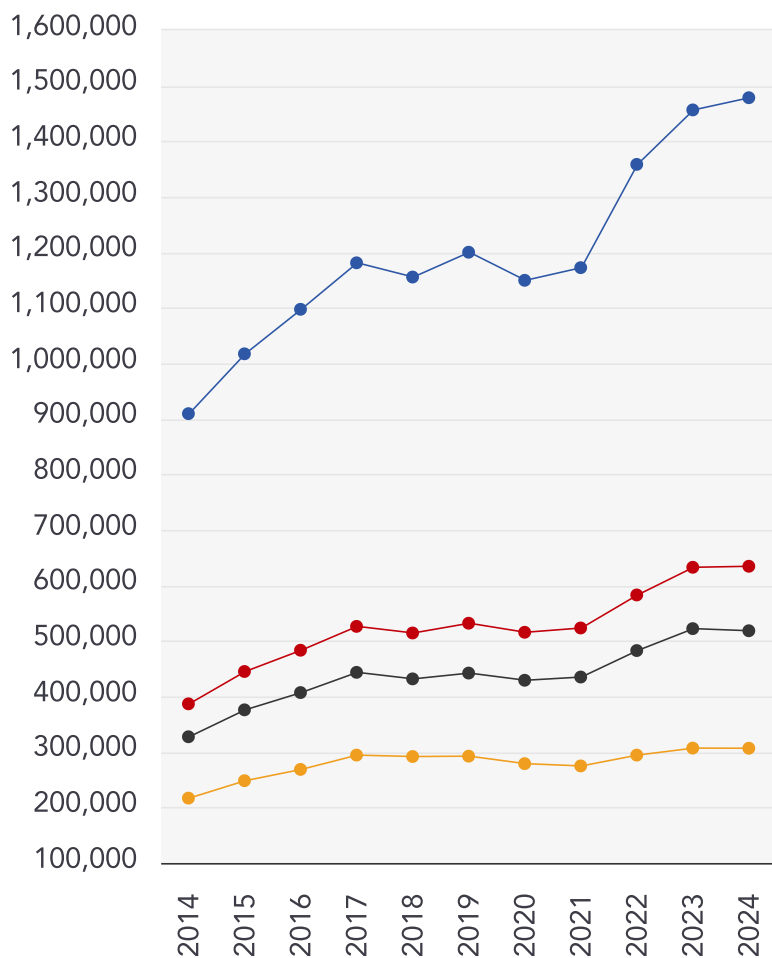
Pin	Name	Distance
1	Hatton Cross Underground Station	6.96 miles
2	Heathrow Terminal 4 Underground Station	6.65 miles
3	Hounslow Central Underground Station	7.28 miles

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

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



James Neave

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

