

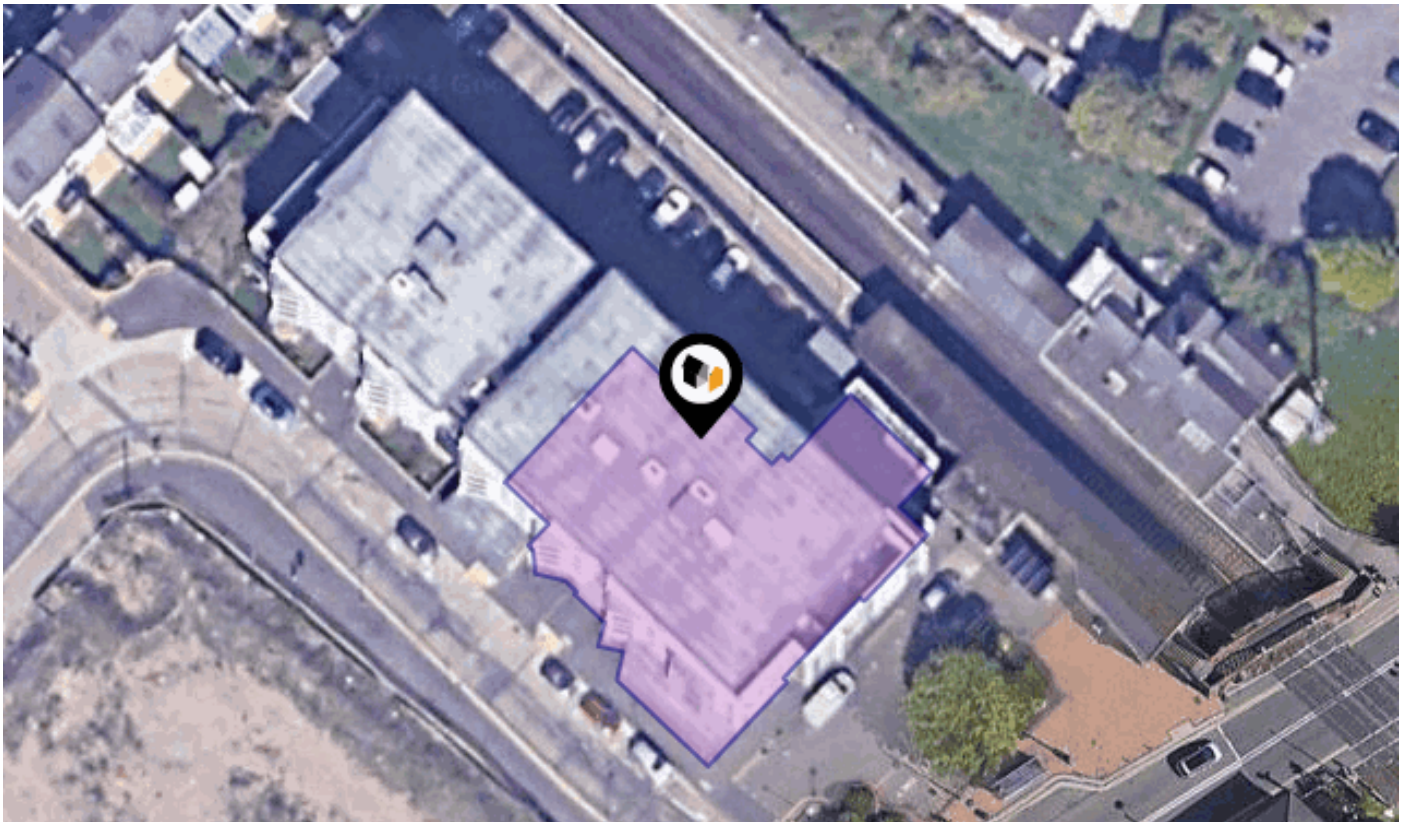


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th March 2024



VICTORY PARK ROAD, ADDLESTONE, KT15

James Neave

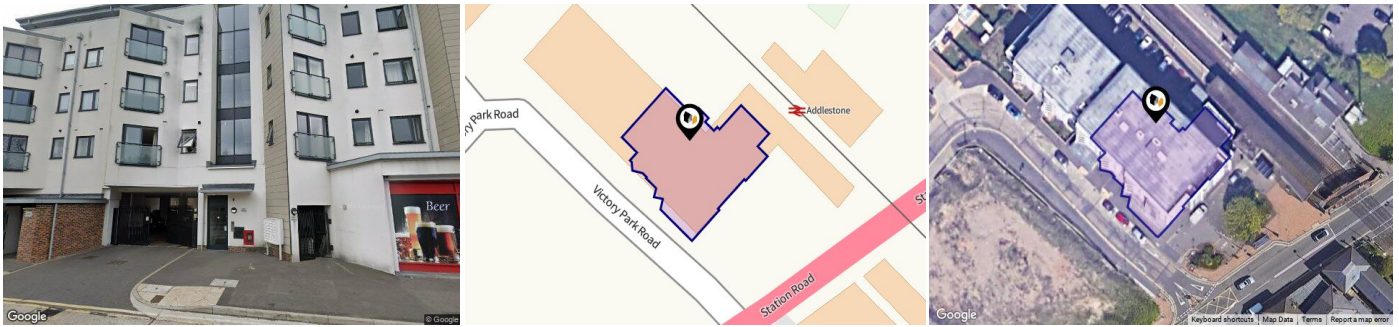
38 High Street Walton on Thames Surrey KT12 1DE

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£455
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	527 ft ² / 49 m ²	Start Date:	22/11/2012
Plot Area:	0.17 acres	End Date:	01/09/2136
Year Built :	2012	Lease Term:	125 years from 1 September 2011
Council Tax :	Band C	Term Remaining:	112 years
Annual Estimate:	£1,868		
Title Number:	SY808028		
UPRN:	10023380222		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

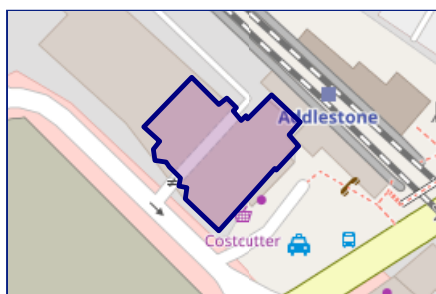


Freehold Title Plan



SY820121

Leasehold Title Plan



SY808028

Start Date: 22/11/2012
End Date: 01/09/2136
Lease Term: 125 years from 1 September 2011
Term Remaining: 112 years

Property EPC - Certificate

Energy rating

C

Valid until 25.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

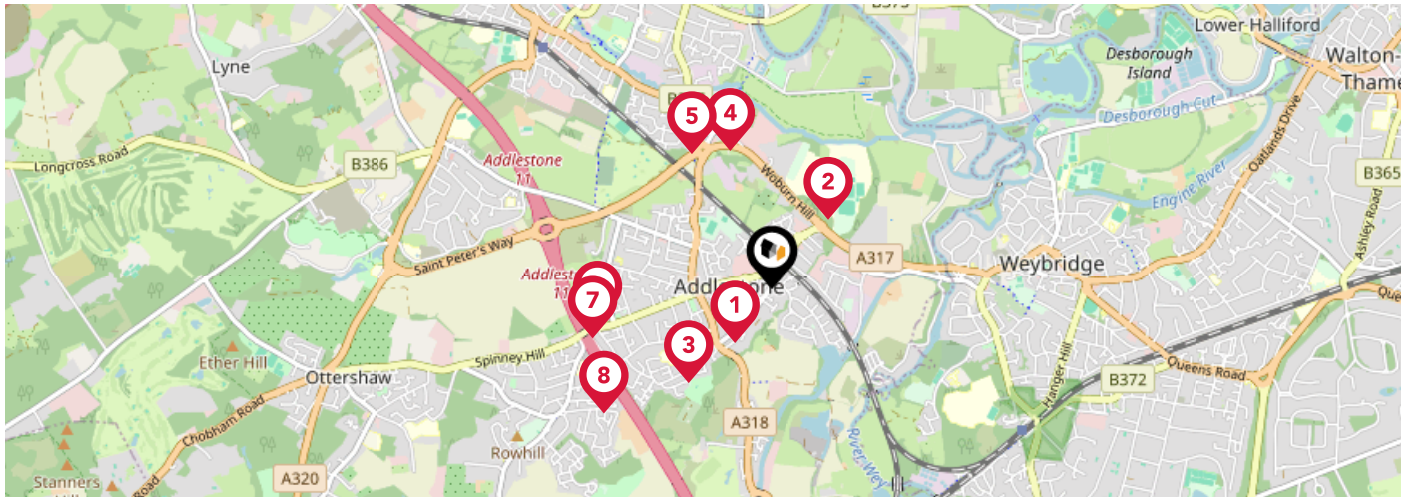
EPC - Additional Data



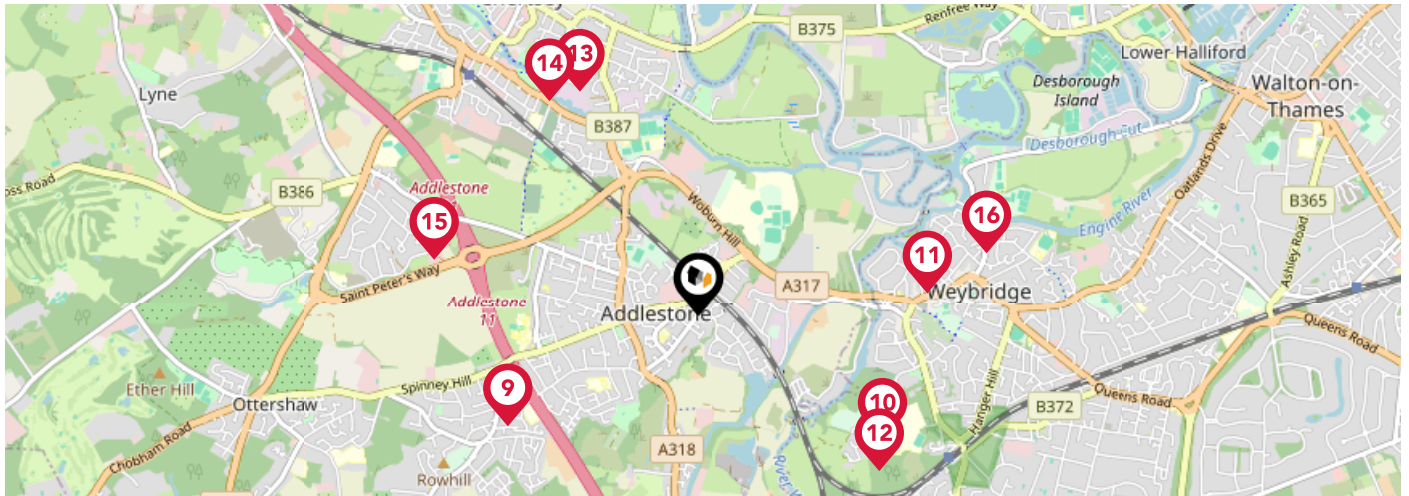
Additional EPC Data

Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Flat insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

Area Schools



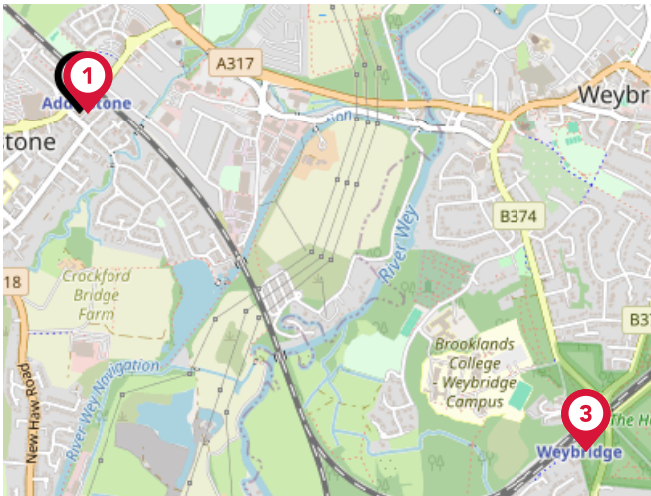
	Nursery	Primary	Secondary	College	Private
<p>1 Darley Dene Primary School</p> <p>Ofsted Rating: Inadequate Pupils:0 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St George's College Weybridge</p> <p>Ofsted Rating: Not Rated Pupils: 966 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Sayes Court School</p> <p>Ofsted Rating: Good Pupils: 242 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Philip Southcote School</p> <p>Ofsted Rating: Good Pupils: 151 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Chertsey High School</p> <p>Ofsted Rating: Good Pupils: 450 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Paul's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 393 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Jubilee High School</p> <p>Ofsted Rating: Good Pupils: 642 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ongar Place Primary School</p> <p>Ofsted Rating: Good Pupils: 206 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Heathside School Ofsted Rating: Good Pupils: 1257 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Brooklands College Ofsted Rating: Good Pupils:0 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stepgates Community School Ofsted Rating: Good Pupils: 276 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 446 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 80 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



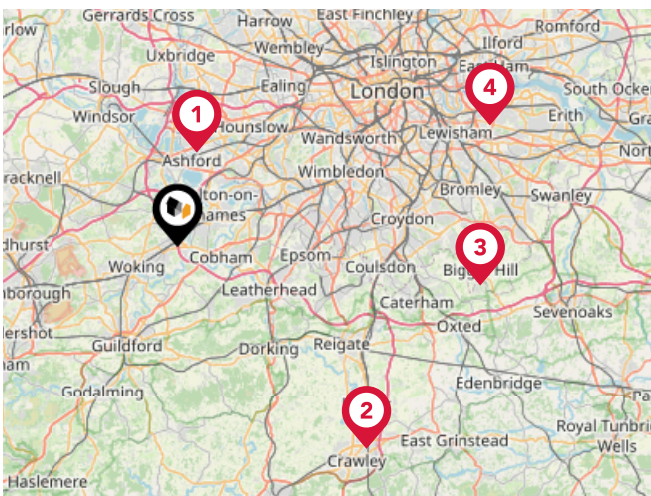
National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.02 miles
2	Weybridge Rail Station	1.41 miles
3	Weybridge Rail Station	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.07 miles
2	M25 J12	2.95 miles
3	M3 J2	3.04 miles
4	M25 J10	3.85 miles
5	M3 J1	4.27 miles

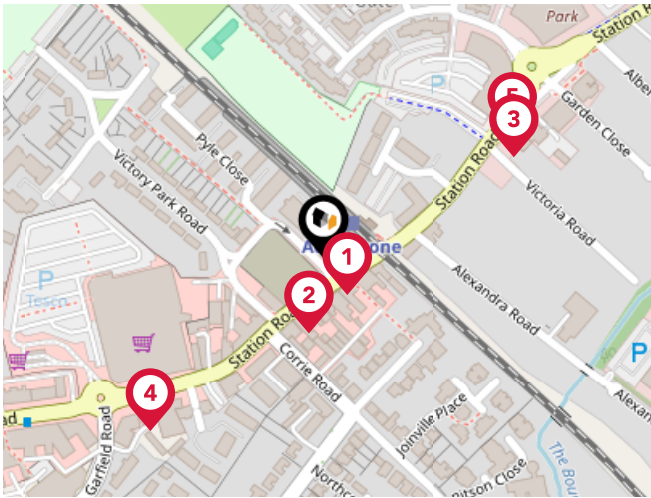


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.15 miles
2	London Gatwick Airport	20.45 miles
3	Biggin Hill Airport	22.56 miles
4	London City Airport	24.76 miles

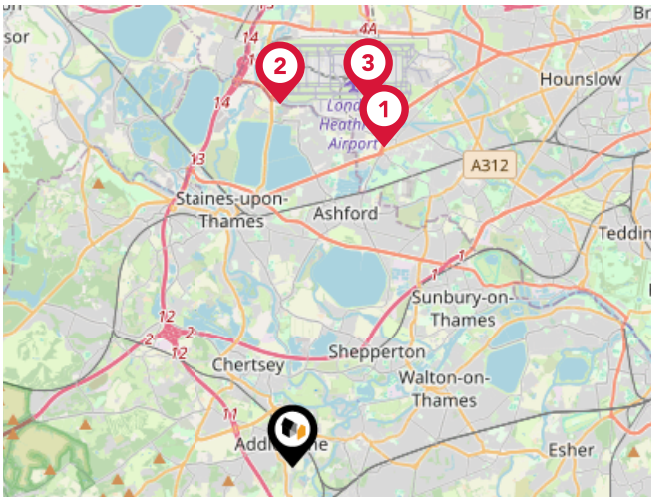
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Addlestone Railway Station	0.02 miles
2	Addlestone Railway Station	0.04 miles
3	Aviator Park	0.13 miles
4	Tesco	0.14 miles
5	Aviator Park	0.13 miles



Local Connections

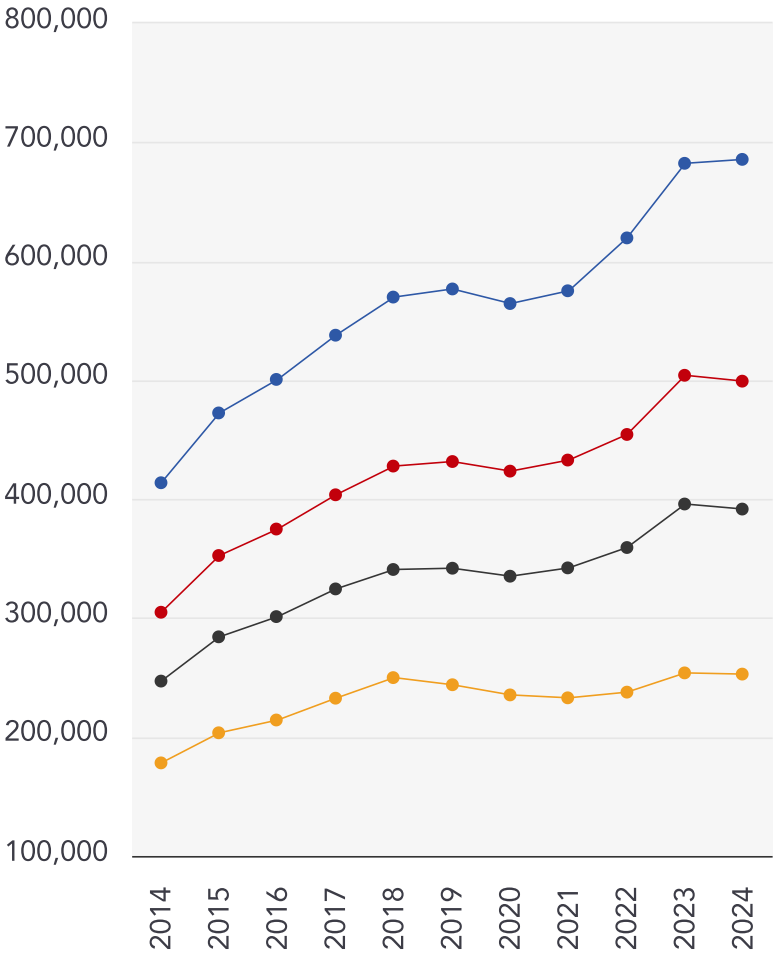
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.15 miles
2	Heathrow Terminal 5 Underground Station	6.71 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.93 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT15



Detached

+65.7%

Semi-Detached

+63.71%

Terraced

+58.54%

Flat

+41.87%



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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