

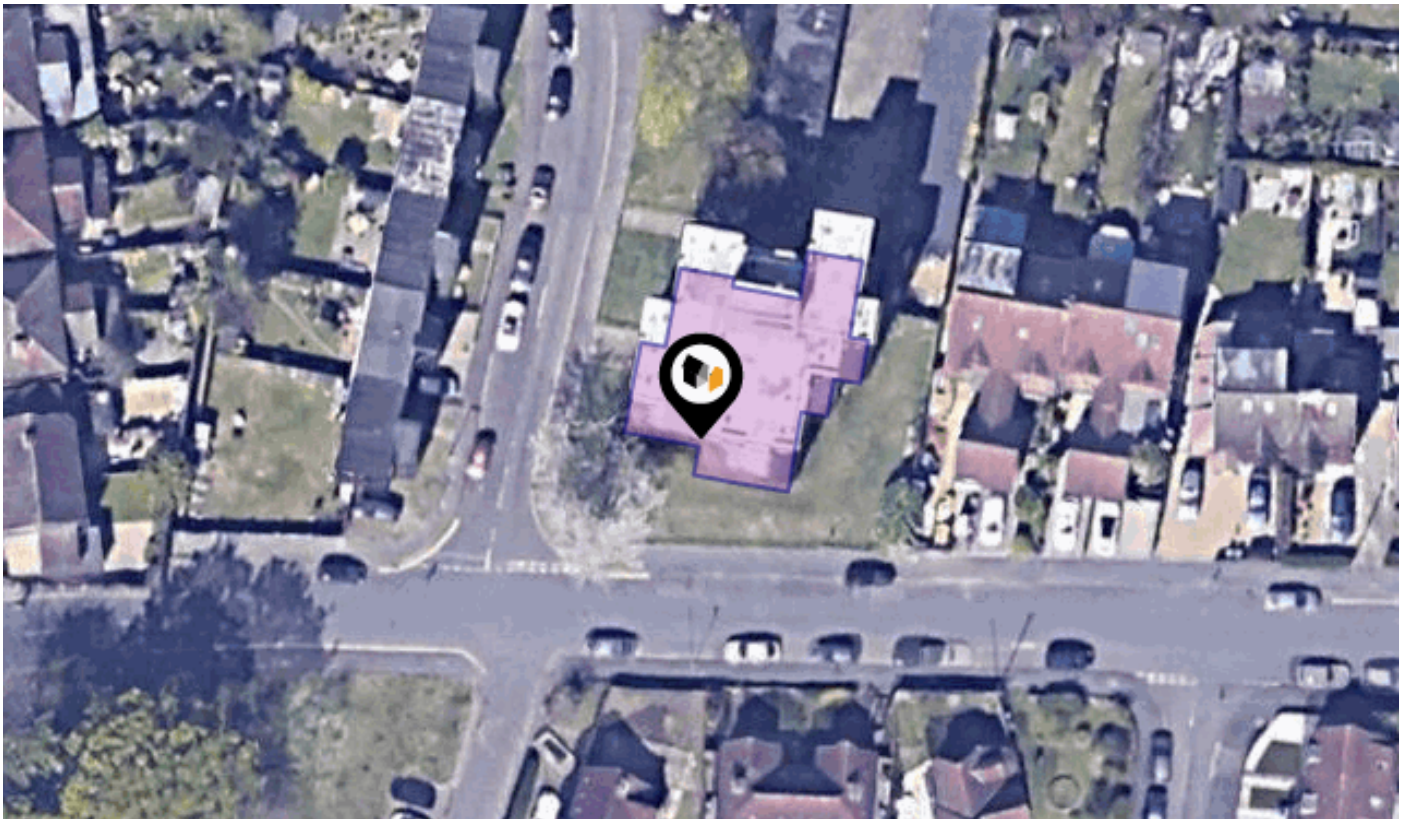


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th April 2024



BROADWATER HOUSE, GRENSIDE ROAD, WEYBRIDGE, KT13

James Neave

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Property Overview



Property

| | | | |
|-------------------------|---|------------------------------------|------------------------------|
| Type: | Flat / Maisonette | Last Sold £/ft²: | £459 |
| Bedrooms: | 1 | Tenure: | Leasehold |
| Floor Area: | 516 ft ² / 48 m ² | Start Date: | 06/02/2000 |
| Plot Area: | 0.07 acres | End Date: | 14/03/2113 |
| Year Built : | 1967-1975 | Lease Term: | 125 years from 14 March 1988 |
| Council Tax : | Band B | Term Remaining: | 88 years |
| Annual Estimate: | £1,815 | | |
| Title Number: | SY694053 | | |
| UPRN: | 100062124475 | | |

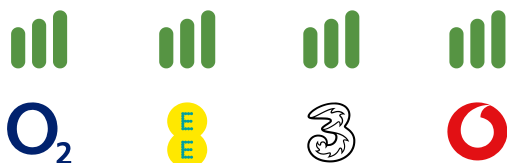
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 16 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

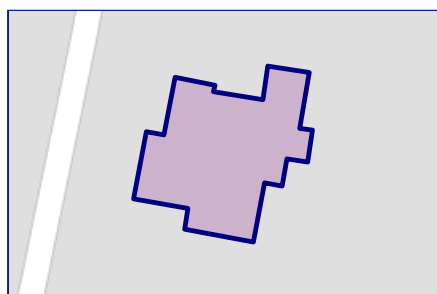


Freehold Title Plan



SY344279

Leasehold Title Plan



SY694053

Start Date: 06/02/2000
End Date: 14/03/2113
Lease Term: 125 years from 14 March 1988
Term Remaining: 88 years

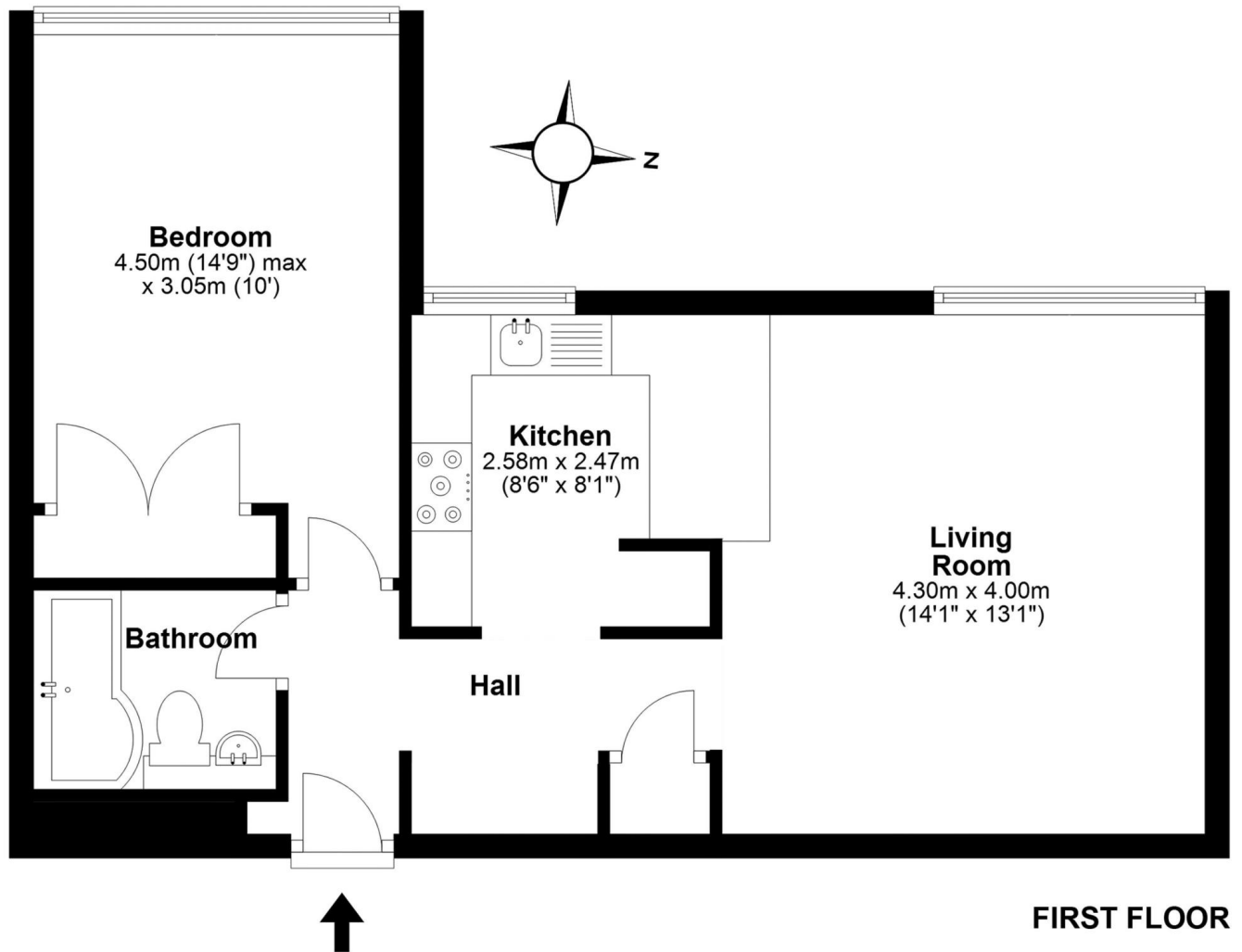




BROADWATER HOUSE, GRENSIDE ROAD, WEYBRIDGE, KT13

Broadwater House, Grenside Road, Weybridge, KT13

Total internal area: approx. 48.1 sq. metres (518.2 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are displayed in metres. They are given as a guide only and are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Property EPC - Certificate

Grenside Road, KT13

Energy rating

D

Valid until 02.02.2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

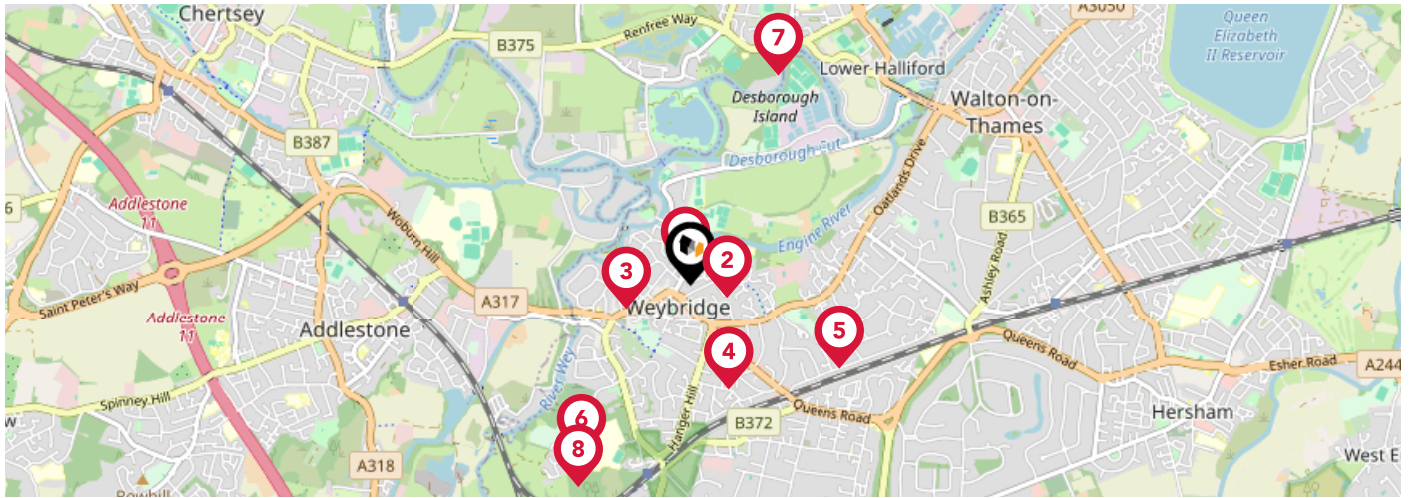
Property

EPC - Additional Data

Additional EPC Data

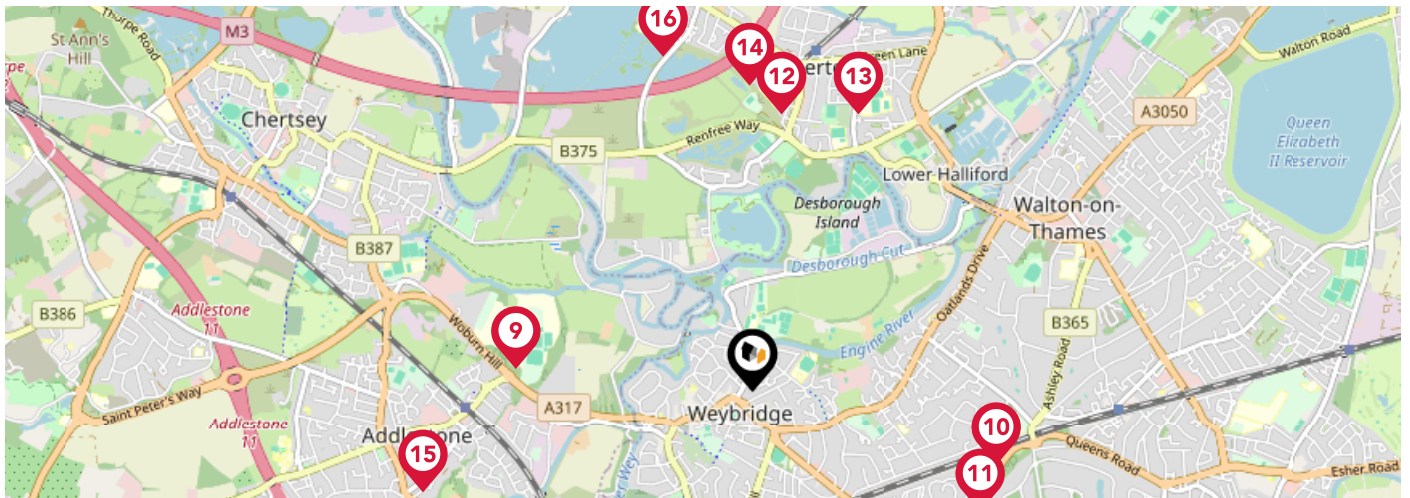
| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | 1st |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 67% of fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 48 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St George's Junior School Weybridge Ofsted Rating: Not Rated Pupils: 602 Distance:0.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:0.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Outstanding Pupils: 250 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Heathside School Ofsted Rating: Good Pupils: 1257 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Brooklands College Ofsted Rating: Good Pupils:0 Distance:1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

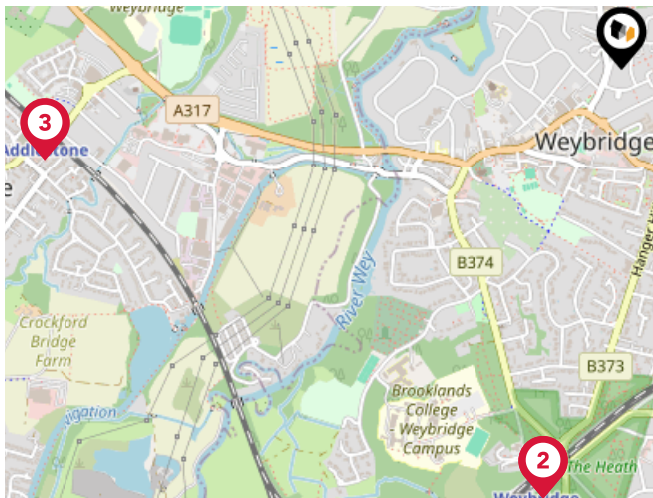
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | St George's College Weybridge Ofsted Rating: Not Rated Pupils: 966 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Manor Mead School Ofsted Rating: Outstanding Pupils: 85 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Darley Dene Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Saxon Primary School Ofsted Rating: Good Pupils: 414 Distance:1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

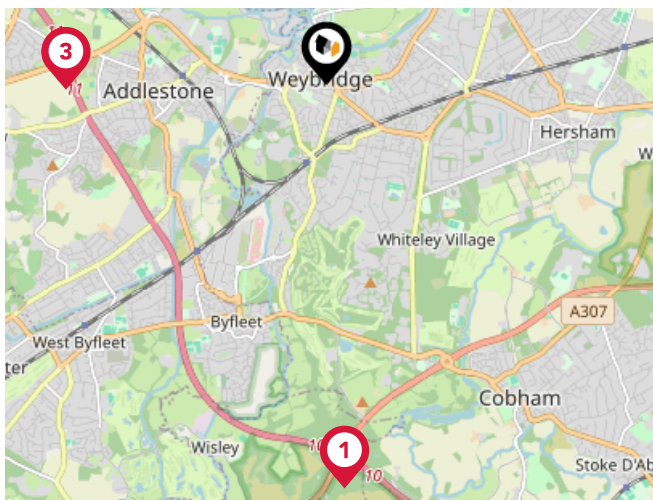
Area

Transport (National)



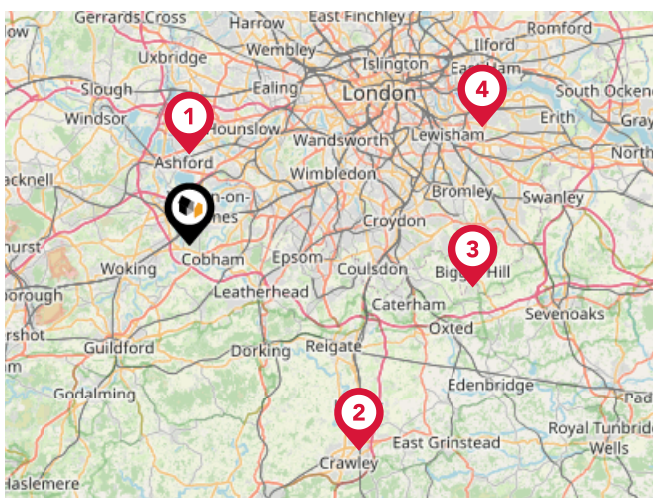
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Weybridge Rail Station | 1.01 miles |
| 2 | Weybridge Rail Station | 1.01 miles |
| 3 | Addlestone Rail Station | 1.35 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M25 J10 | 3.75 miles |
| 2 | M3 J1 | 3.32 miles |
| 3 | M25 J11 | 2.41 miles |
| 4 | M25 J12 | 3.99 miles |
| 5 | M3 J2 | 4.09 miles |

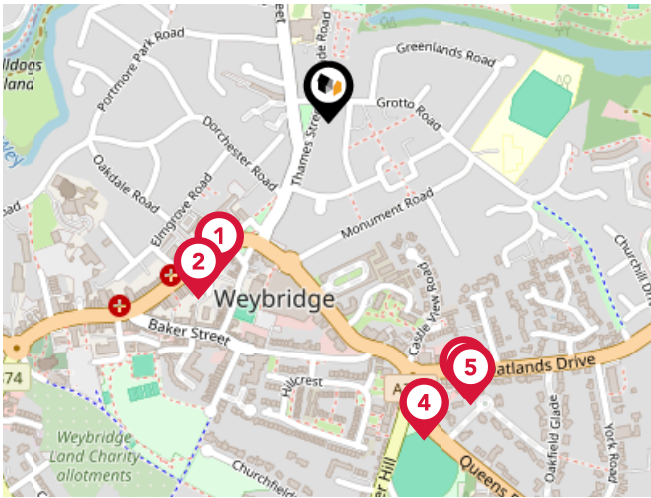


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 6.8 miles |
| 2 | London Gatwick Airport | 19.71 miles |
| 3 | Biggin Hill Airport | 21.24 miles |
| 4 | London City Airport | 23.43 miles |

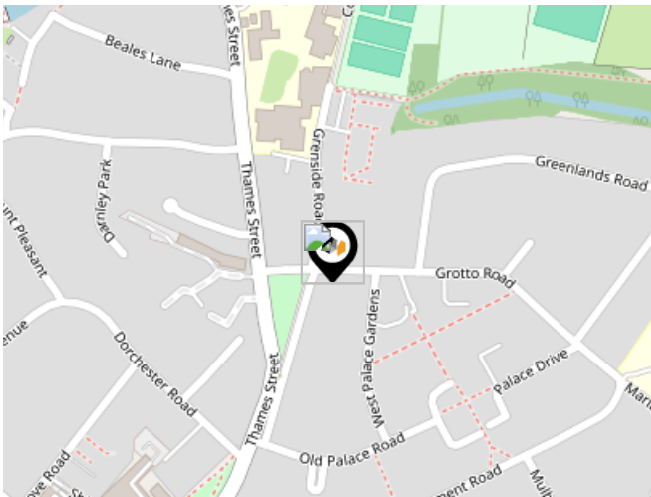
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | The Ship Hotel | 0.21 miles |
| 2 | The Ship Hotel | 0.25 miles |
| 3 | Temple Market | 0.35 miles |
| 4 | Temple Market | 0.38 miles |
| 5 | Temple Market | 0.37 miles |



Local Connections

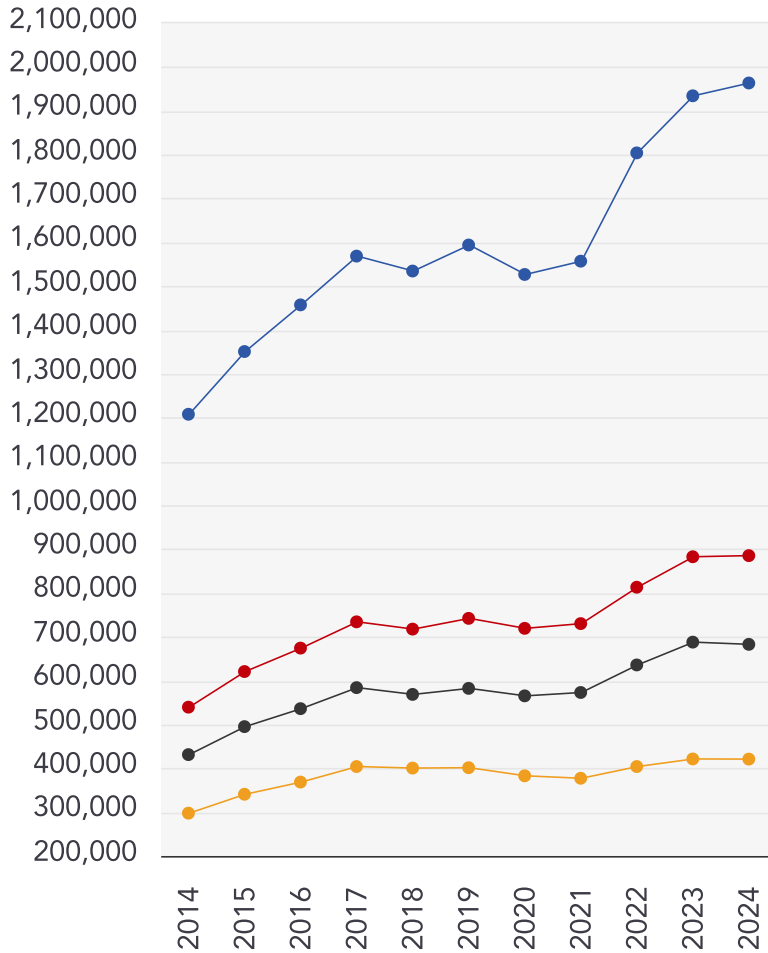
| Pin | Name | Distance |
|-----|--|------------|
| 1 | Heathrow Terminal 4 Underground Station | 5.71 miles |
| 2 | Heathrow Terminals 2 & 3 Underground Station | 6.58 miles |
| 3 | Hatton Cross Underground Station | 6.4 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in KT13



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"



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James Neave

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