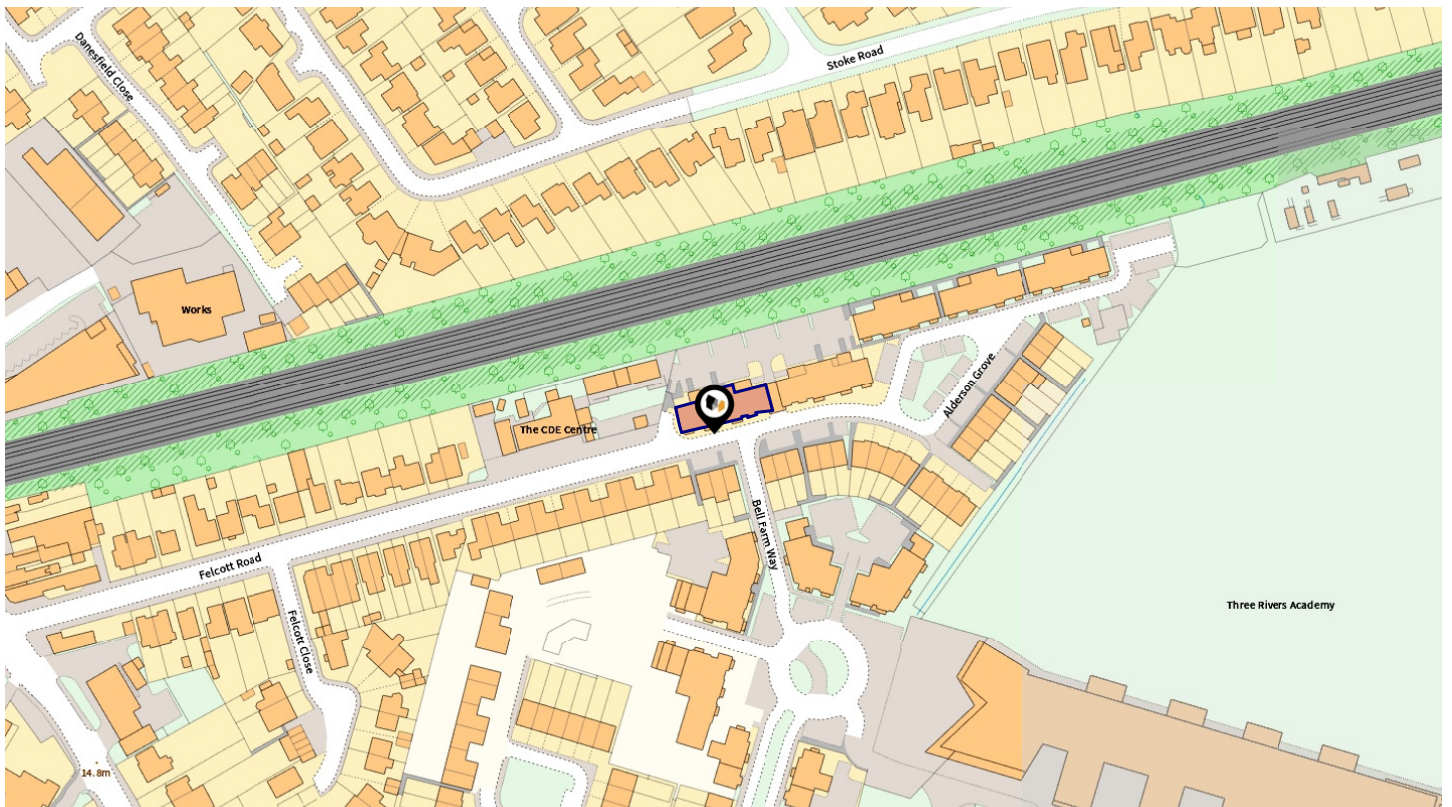


KEY FACTS FOR BUYERS

1, Alderson Grove, Walton-on-thames, KT12

November 2021



A guide to this property and the local area

James Neave

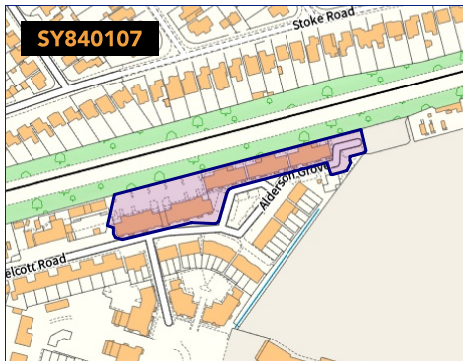
38 High Street Walton on Thames Surrey KT12 1DE
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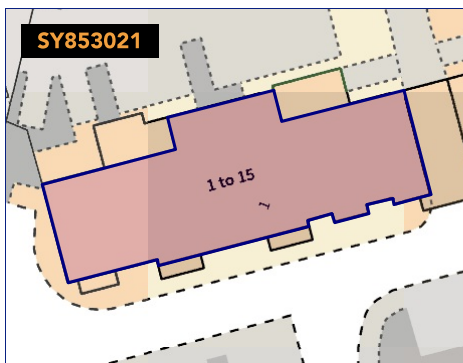
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

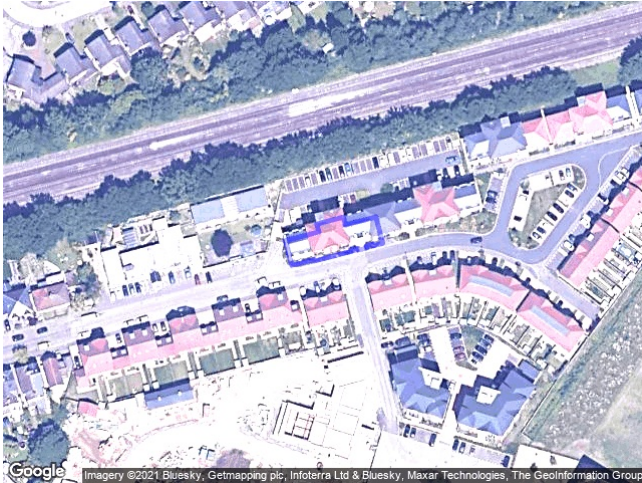
Start Date	End Date	Lease Term	Term Remaining
25 Dec 2017	25 Dec 2142	125 years	121 years

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PROPERTY OVERVIEW

1, ALDERSON GROVE, WALTON-ON-THAMES, KT12



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 785.77 ft²
73.00 m²

Plot Size: 0.09 acres

Council Tax Band: D

Annual Cost: £2,065.95

Land Registry Title Number: SY853021

Tenure: Leasehold

Lease Start Date: 25 Dec 2017

Lease End Date: 25 Dec 2142

Lease Term: 125 years from and including 25 December 2017

Term Remaining: 121 years

AREA KEY FACTS

Local Authority: ELMBRIDGE

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 12 Mbps

Superfast: 88 Mbps


Ultrafast: 1000 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



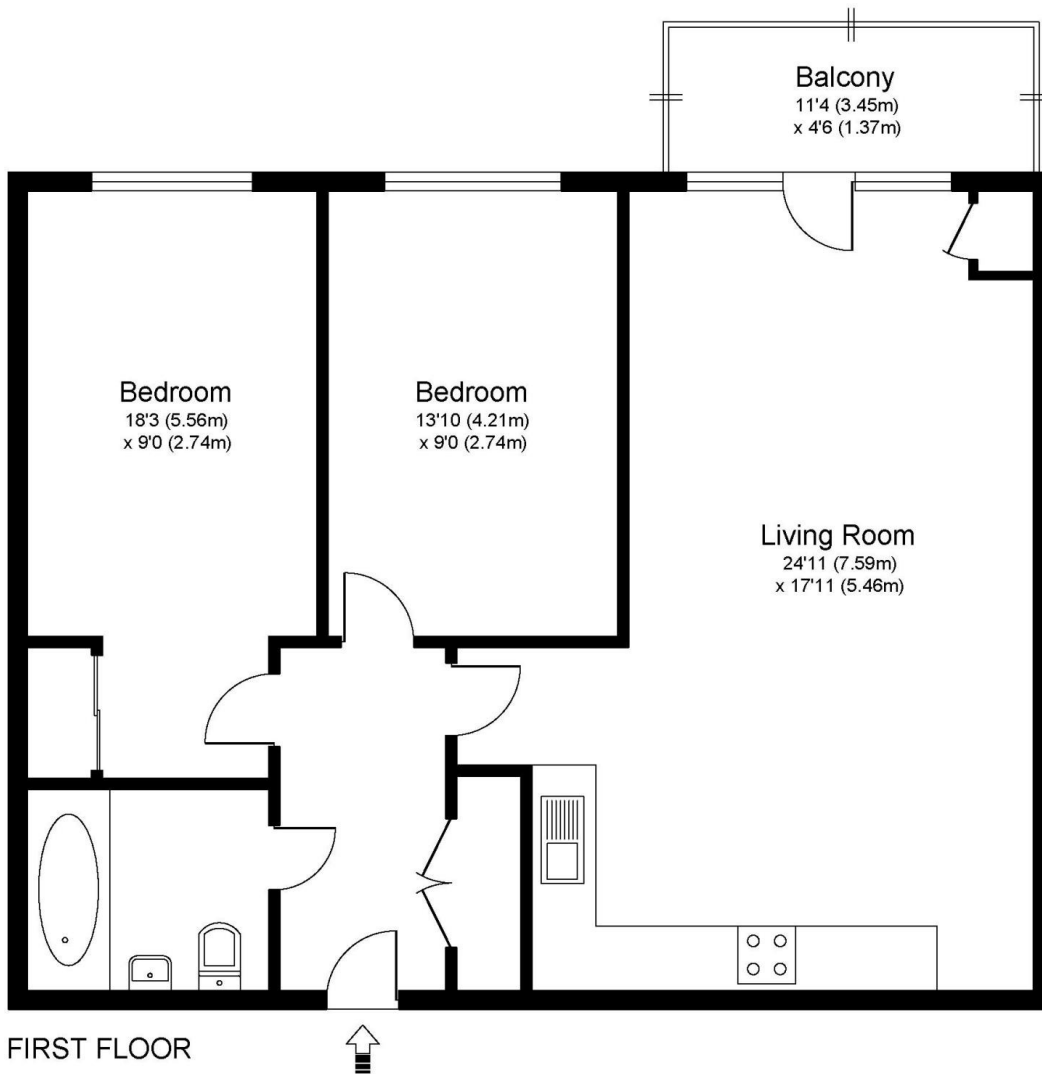
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PROPERTY OVERVIEW

FLOORPLANS

BLOCK 1, ALDERSON GROVE KT12



Approximate Gross Internal Floor Area: 75 m sq / 807 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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PROPERTY OVERVIEW

EPC

1 Alderson Grove, Hersham, WALTON-ON-THAMES, KT12

Energy rating

B

Valid until 23.10.2027

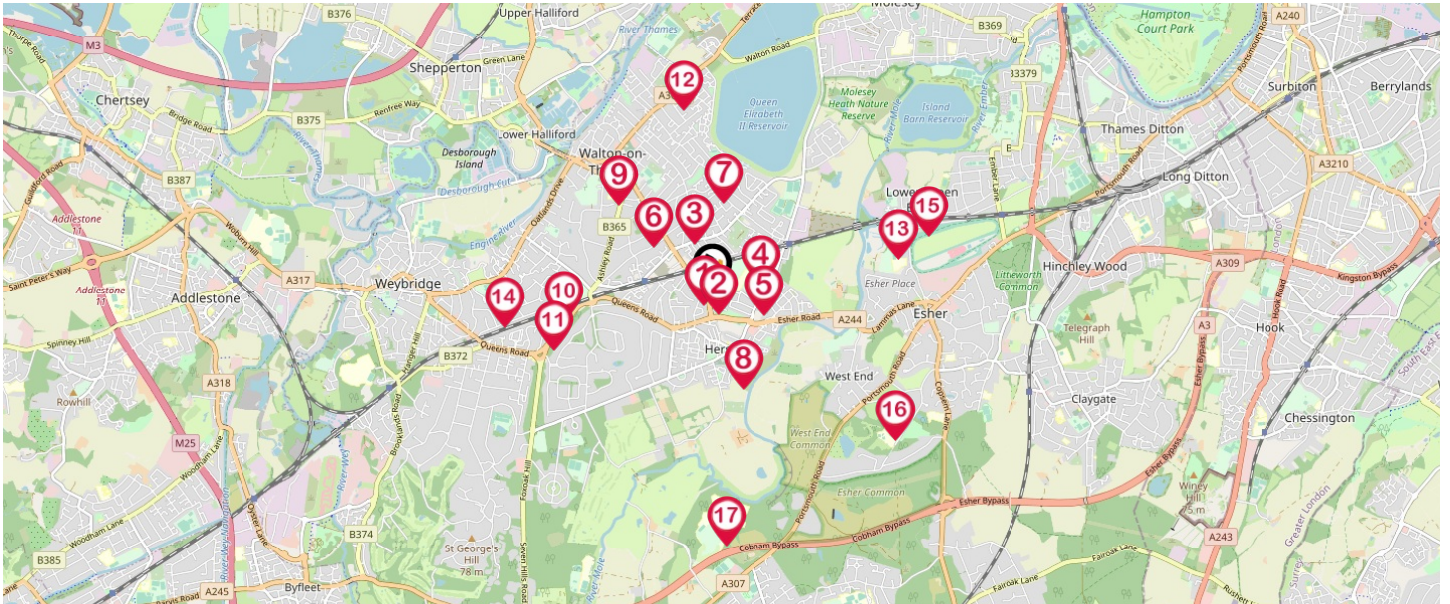
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



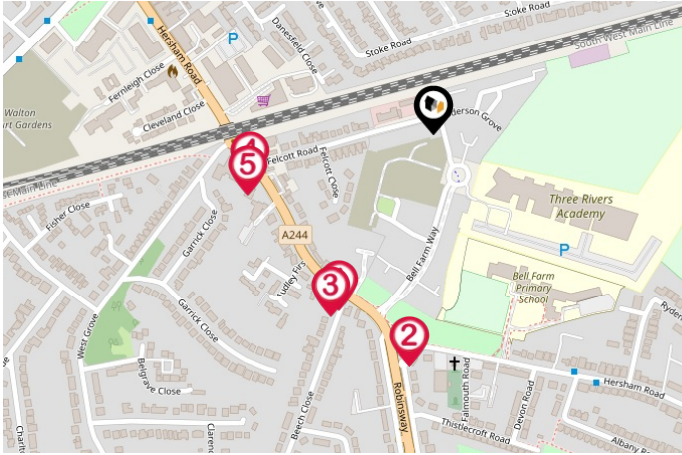
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Three Rivers Academy	Good	1039	0.09 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Bell Farm Primary School	Good	660	0.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Danesfield Manor School	-	129	0.38 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Cardinal Newman Catholic Primary School	Good	405	0.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	North East Surrey Secondary Short Stay School	Good	31	0.44 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westward School	-	125	0.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Walton Oak Primary School	-	473	0.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burhill Primary School	Good	634	0.76 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Ashley Church of England Primary School	-	567	0.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cleves School	-	720	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Walton Leigh School	Outstanding	79	1.22 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Grovelands Primary School	Good	513	1.36 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Esher Church of England High School	Good	1154	1.43 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oatlands School	Outstanding	268	1.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cranmere Primary School	Good	473	1.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Claremont Fan Court School	-	890	1.76 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17	ACS Cobham International School	-	1272	1.88 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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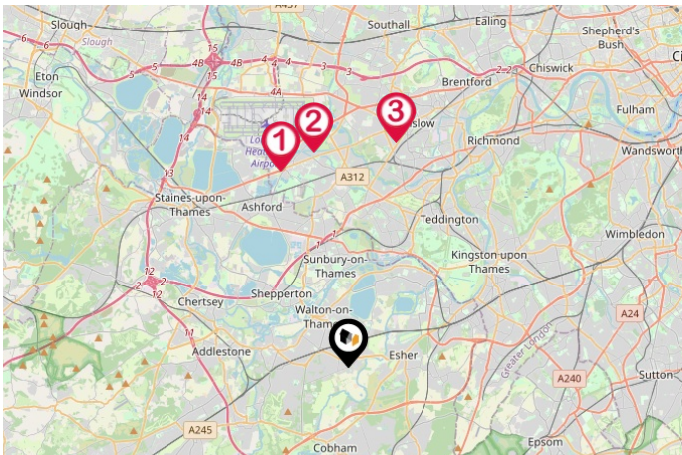
LOCAL AREA

NEAREST TRANSPORT LINKS



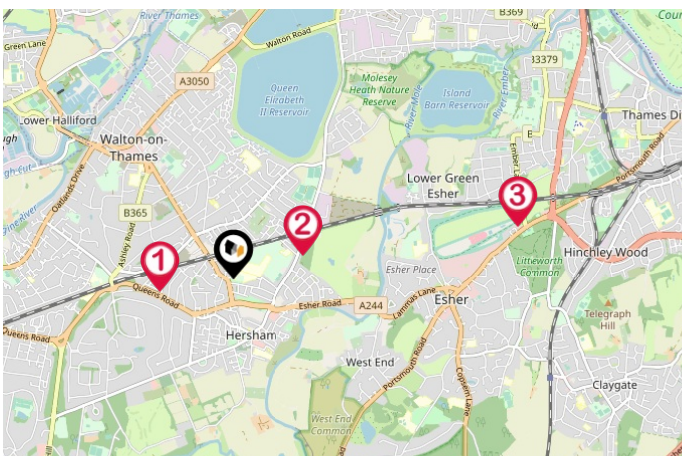
BUS STOPS/STATIONS

- 1 - Beech Close | 0.18 miles
- 2 - Robinsway | 0.21 miles
- 3 - Beech Close | 0.19 miles
- 4 - Felcott Road | 0.17 miles
- 5 - Felcott Road | 0.18 miles



LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 6.12 miles
- 2 - Hatton Cross Underground Station | 6.46 miles
- 3 - Hounslow Central Underground Station | 6.89 miles



NATIONAL RAIL STATIONS

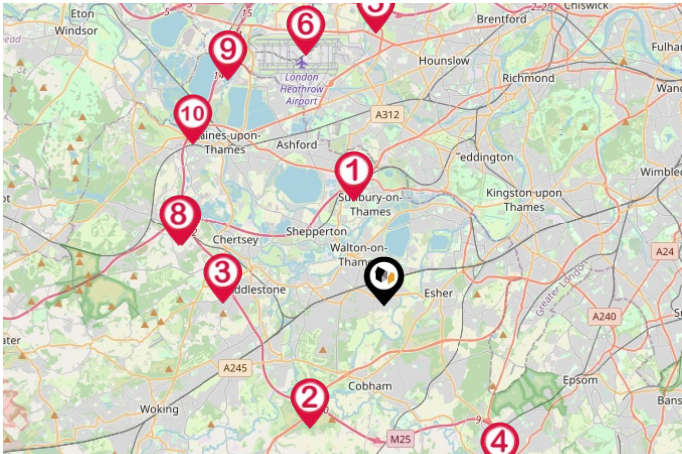
- 1 - Walton-on-Thames Rail Station | 0.53 miles
- 2 - Hershams Rail Station | 0.58 miles
- 3 - Esher Rail Station | 2.16 miles

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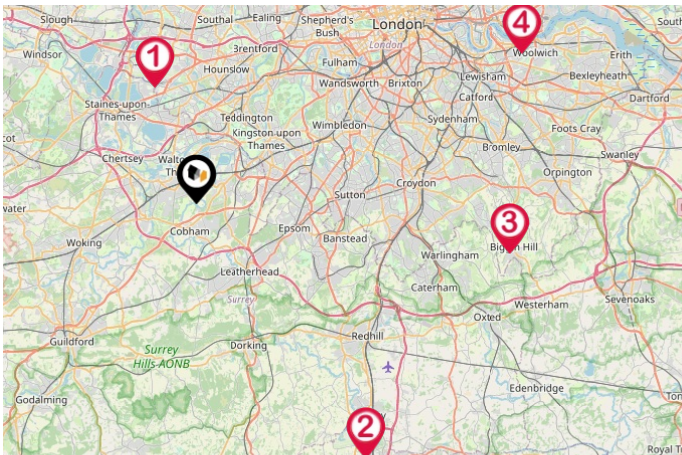
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 3.19 miles
- 2 - M25 J10 | 4.15 miles
- 3 - M25 J11 | 4.61 miles
- 4 - M25 J9 | 6.09 miles
- 5 - M4 J3 | 8.1 miles
- 6 - M4 J4A | 7.76 miles
- 7 - M25 J12 | 6.09 miles
- 8 - M3 J2 | 6.2 miles
- 9 - M25 J14 | 8.03 miles
- 10 - M25 J13 | 7.29 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 7.26 miles
- 2 - London Gatwick Airport | 18.28 miles
- 3 - Biggin Hill Airport | 19.05 miles
- 4 - London City Airport | 21.47 miles

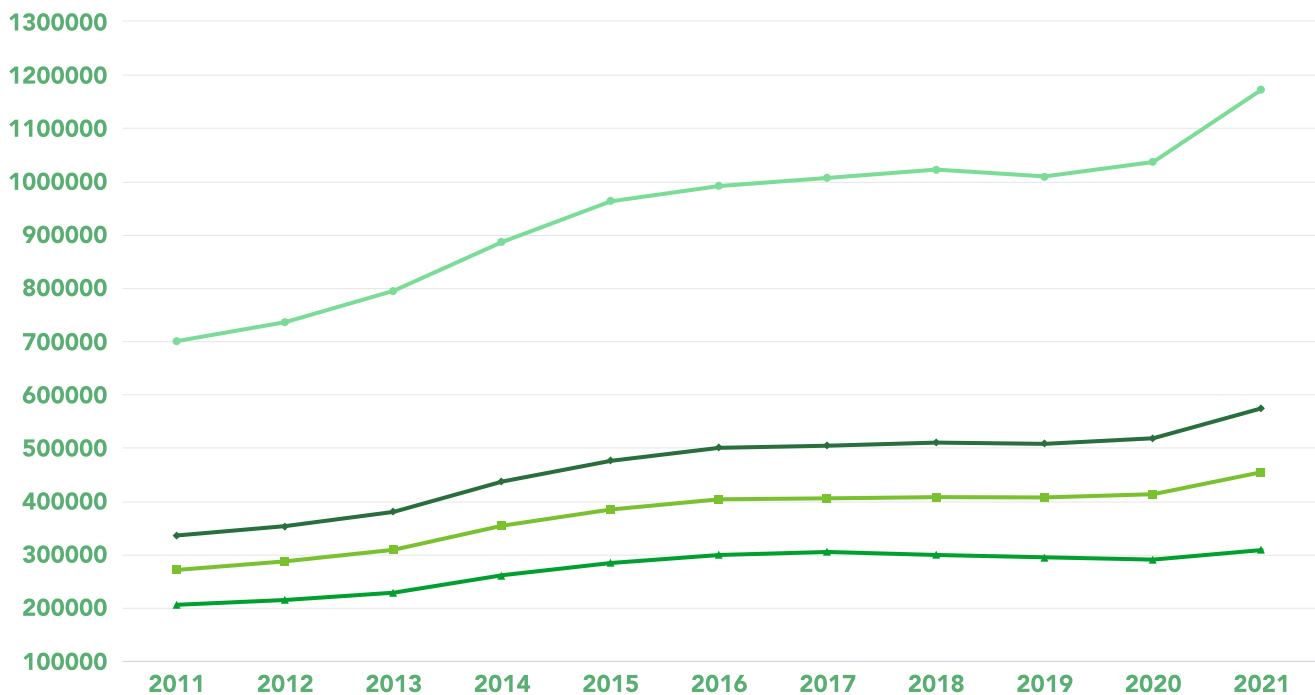
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 50.07%



TERRACED
+ 67.82%



SEMI-DETACHED
+ 71.2%



DETACHED
+ 67.43%

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DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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