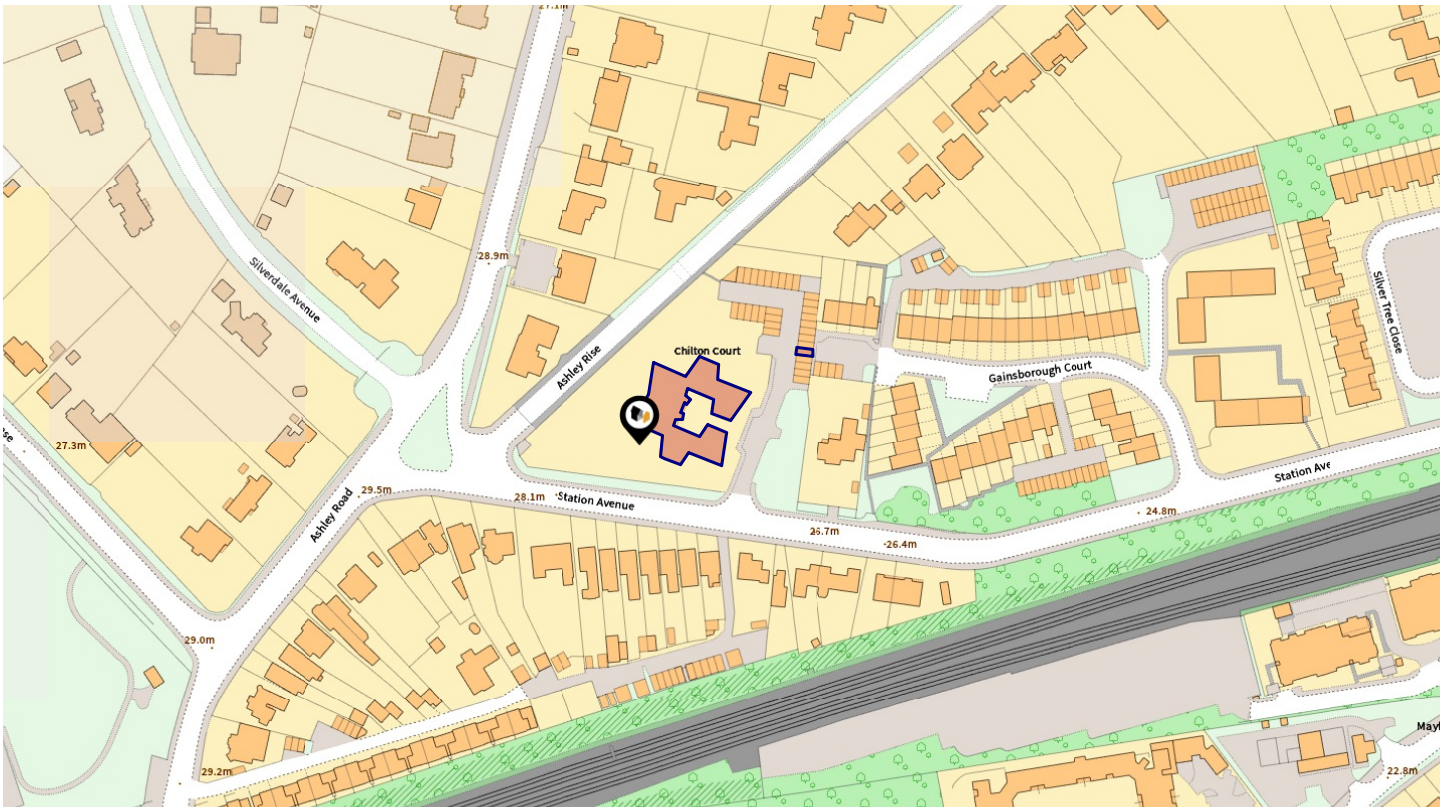


KEY FACTS FOR BUYERS

Station Avenue, Walton-on-thames, KT12

January 2022



A guide to this property and the local area

James Neave

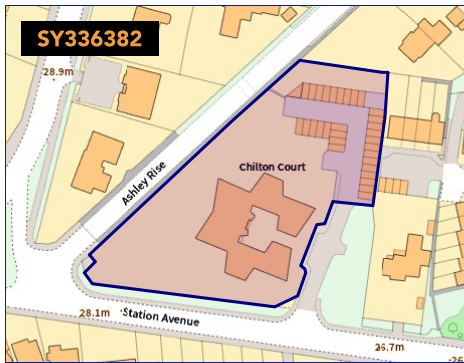
38 High Street Walton on Thames Surrey KT12 1DE
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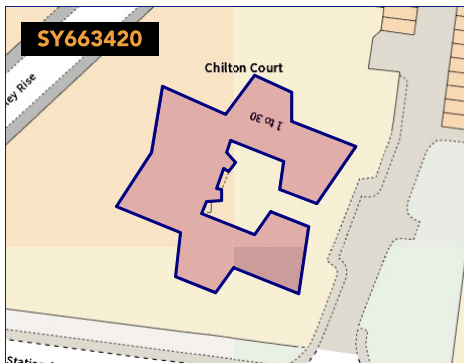
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
25 Dec 1968	25 Dec 2967	999 years	946 years

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PROPERTY OVERVIEW

STATION AVENUE, WALTON-ON-THAMES, KT12










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	1,173.27 ft ² 109.00 m ²
Plot Size:	0.21 acres
Council Tax Band:	E
Annual Cost:	£2,525.05
Land Registry Title Number:	SY663420
Tenure:	Leasehold
Lease Start Date:	25 Dec 1968
Lease End Date:	25 Dec 2967
Lease Term:	999 years from 25 December 1968
Term Remaining:	946 years
£/sqft:	£358.06

AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	14 Mbps
Superfast:	80 Mbps
Ultrafast:	600 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



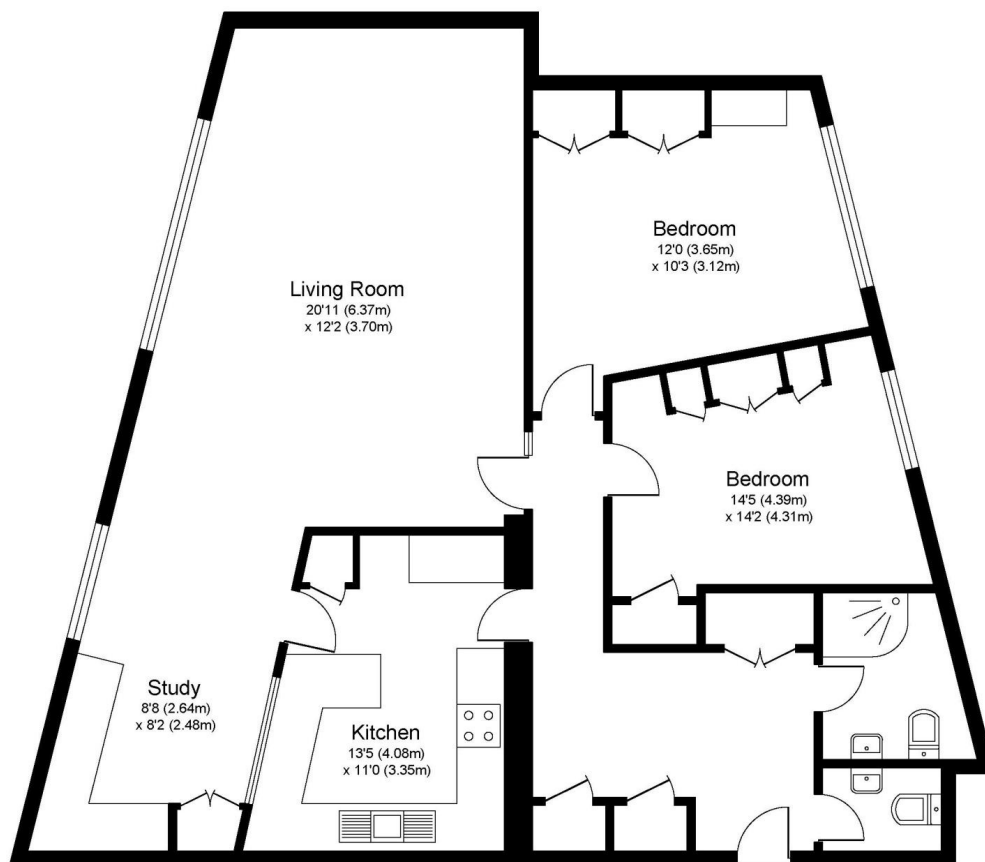
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PROPERTY OVERVIEW

FLOORPLANS

CHILTON COURT, KT12



SECOND FLOOR

Approximate Gross Internal Floor Area: 95 m sq / 1023 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

Station Avenue, WALTON-ON-THAMES, KT12

Energy rating

C

Valid until 07.05.2025

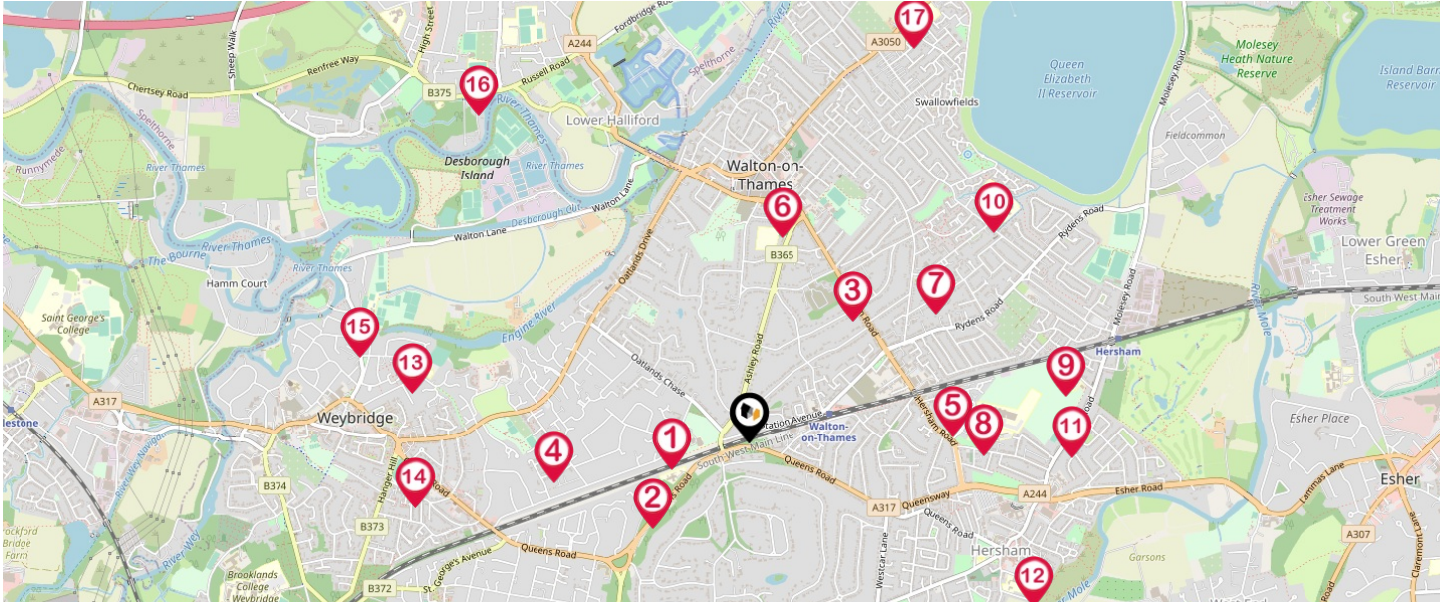
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Cleves School	-	720	0.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Leigh School	Outstanding	79	0.46 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Westward School	-	125	0.6 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Oatlands School	Outstanding	268	0.72 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Three Rivers Academy	Good	1039	0.77 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Ashley Church of England Primary School	-	567	0.77 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Danesfield Manor School	-	129	0.85 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Bell Farm Primary School	Good	660	0.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Cardinal Newman Catholic Primary School	Good	405	1.2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Walton Oak Primary School	-	473	1.2 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	North East Surrey Secondary Short Stay School	Good	31	1.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Burhill Primary School	Good	634	1.23 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St James CofE Primary School	Good	447	1.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Manby Lodge Infant School	Good	263	1.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St George's Junior School Weybridge	-	602	1.46 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	Halliford School	-	419	1.56 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17	Grovelands Primary School	Good	513	1.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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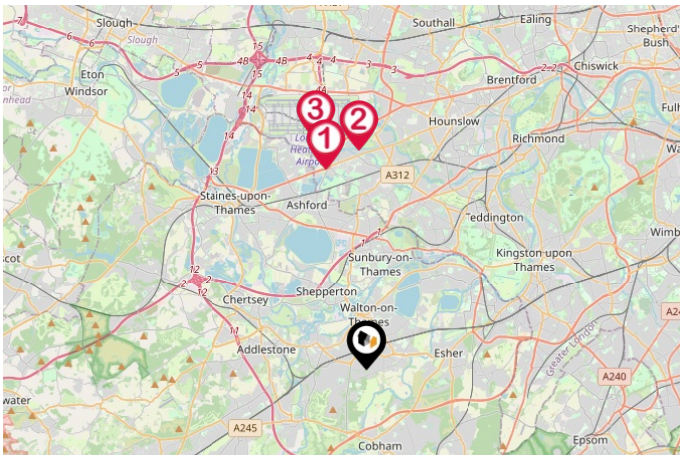
LOCAL AREA

NEAREST TRANSPORT LINKS



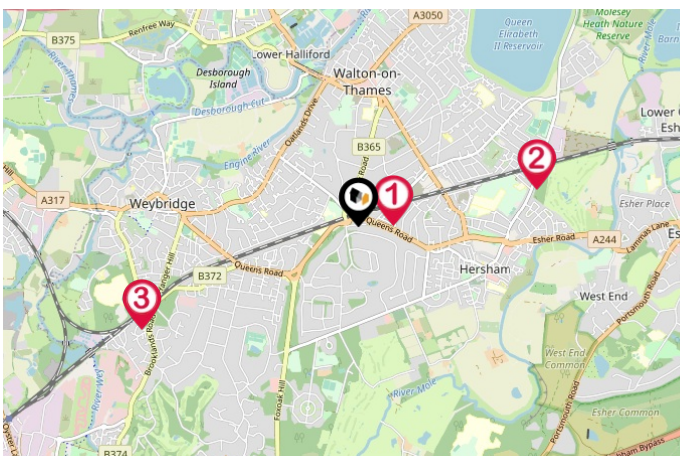
BUS STOPS/STATIONS

- 1 - Ashley Rise | 0.02 miles
- 2 - Ashley Rise | 0.04 miles
- 3 - Ashley Road | 0.14 miles
- 4 - Mayfield Road | 0.17 miles
- 5 - Ashley Road | 0.19 miles



LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 6.03 miles
- 2 - Hatton Cross Underground Station | 6.51 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 6.95 miles



NATIONAL RAIL STATIONS

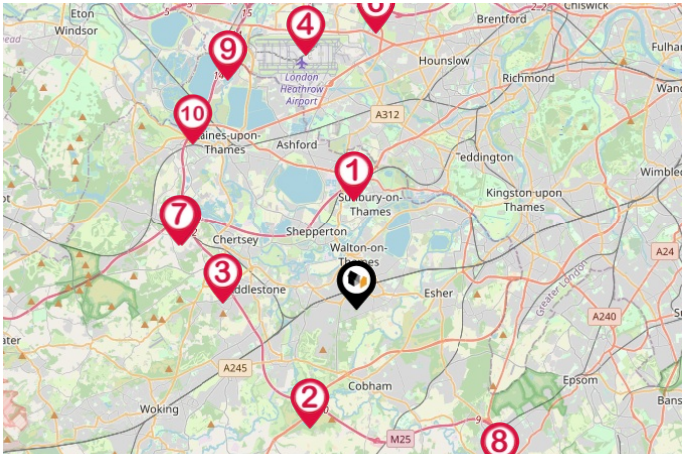
- 1 - Walton-on-Thames Rail Station | 0.28 miles
- 2 - Hershams Rail Station | 1.38 miles
- 3 - Weybridge Rail Station | 1.75 miles

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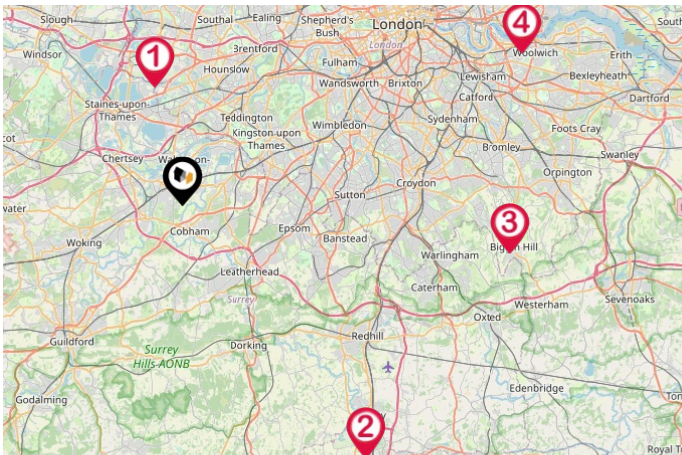
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 3.21 miles
- 2 - M25 J10 | 3.72 miles
- 3 - M25 J11 | 3.81 miles
- 4 - M4 J4A | 7.68 miles
- 5 - M25 J12 | 5.37 miles
- 6 - M4 J3 | 8.23 miles
- 7 - M3 J2 | 5.47 miles
- 8 - M25 J9 | 6.51 miles
- 9 - M25 J14 | 7.71 miles
- 10 - M25 J13 | 6.79 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 7.17 miles
- 2 - London Gatwick Airport | 18.66 miles
- 3 - Biggin Hill Airport | 19.83 miles
- 4 - London City Airport | 22.24 miles

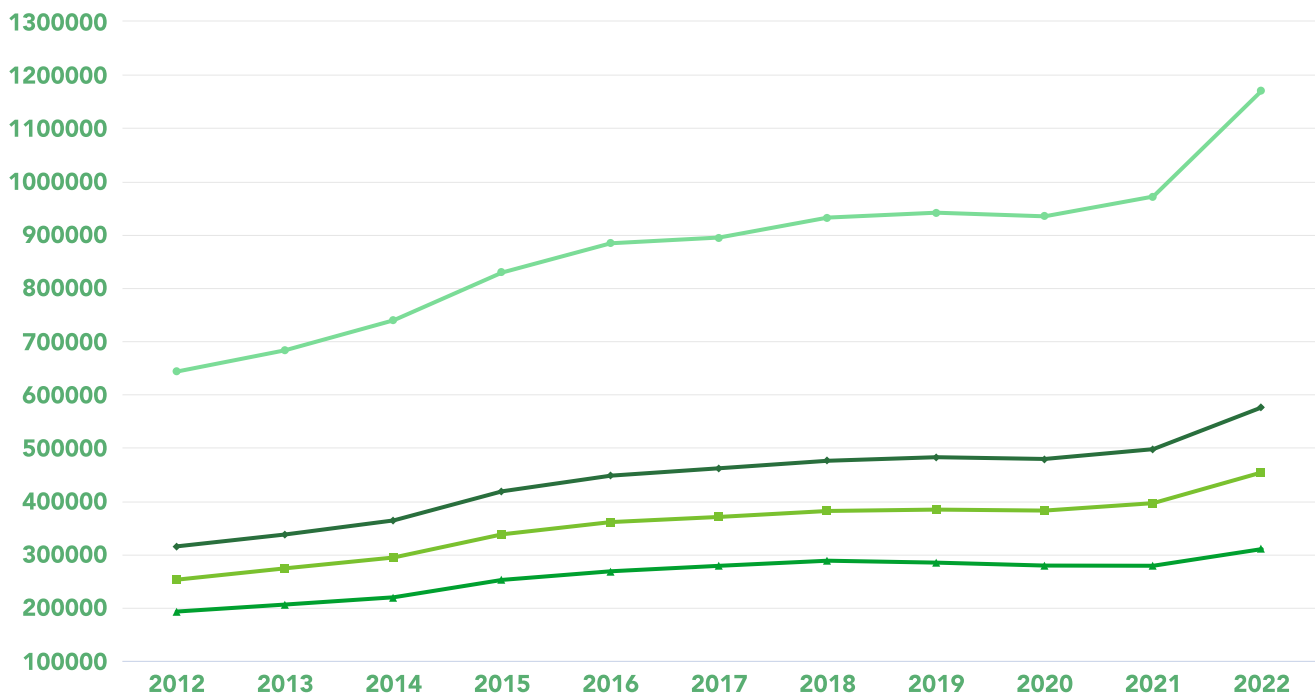
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 60.86%



TERRACED
+ 79.77%



SEMI-DETACHED
+ 82.84%



DETACHED
+ 81.99%

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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.

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