

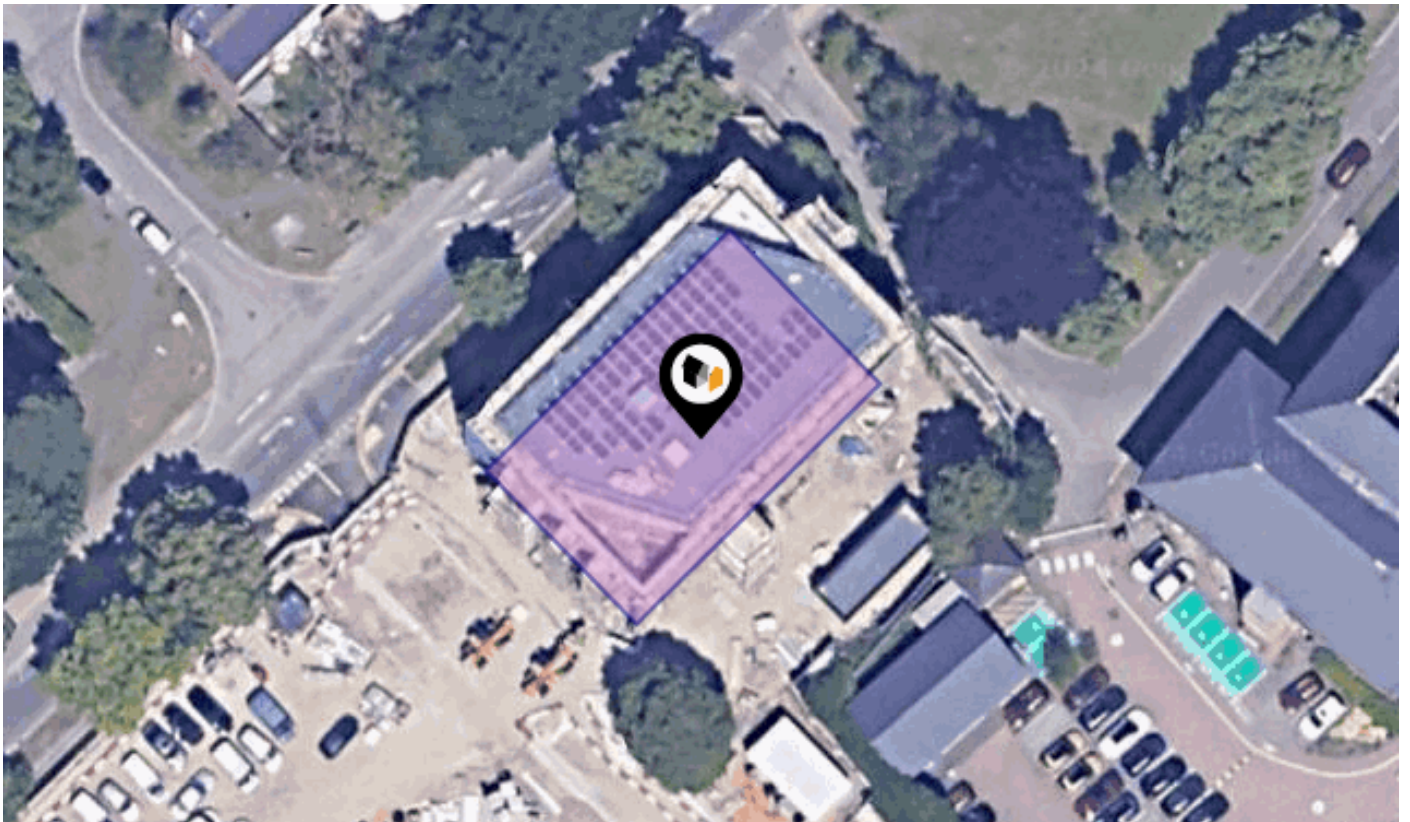


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th March 2024



WATSON HOUSE, 1, LEAPING BIRDS RISE, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

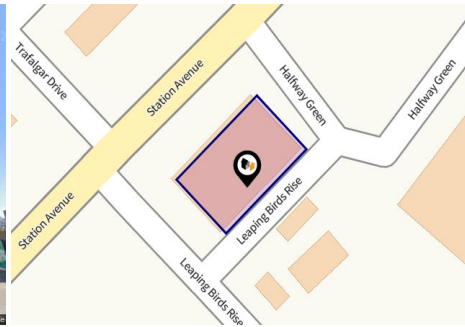
lily@jamesneave.co.uk

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Property Overview

JAMES NEAVE
THE ESTATE AGENTS



Property

Type:	Flat / Maisonette	Last Sold	£536
Bedrooms:	1	£/ft²:	
Floor Area:	592 ft ² / 55 m ²	Tenure:	Leasehold
Plot Area:	0.13 acres	Start Date:	19/11/2020
Year Built :	2020	End Date:	01/01/3019
Council Tax :	Band D	Lease Term:	999 years from and including 1 January 2020
Annual Estimate:	£2,159	Term	995 years
Title Number:	SY875896	Remaining:	
UPRN:	10033334203		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

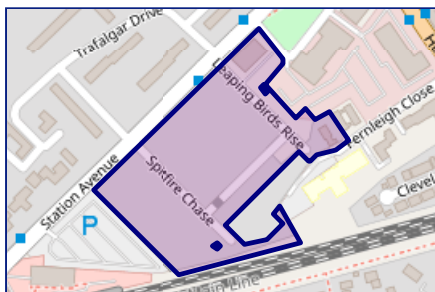
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

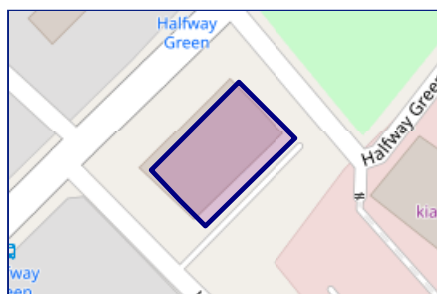


Freehold Title Plan



SY248501

Leasehold Title Plan



SY875896

Start Date: 19/11/2020
End Date: 01/01/3019
Lease Term: 999 years from and including 1 January 2020
Term Remaining: 995 years

Property EPC - Certificate



1, Leaping Birds Rise, KT12

Energy rating

C

Valid until 17.09.2030

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		

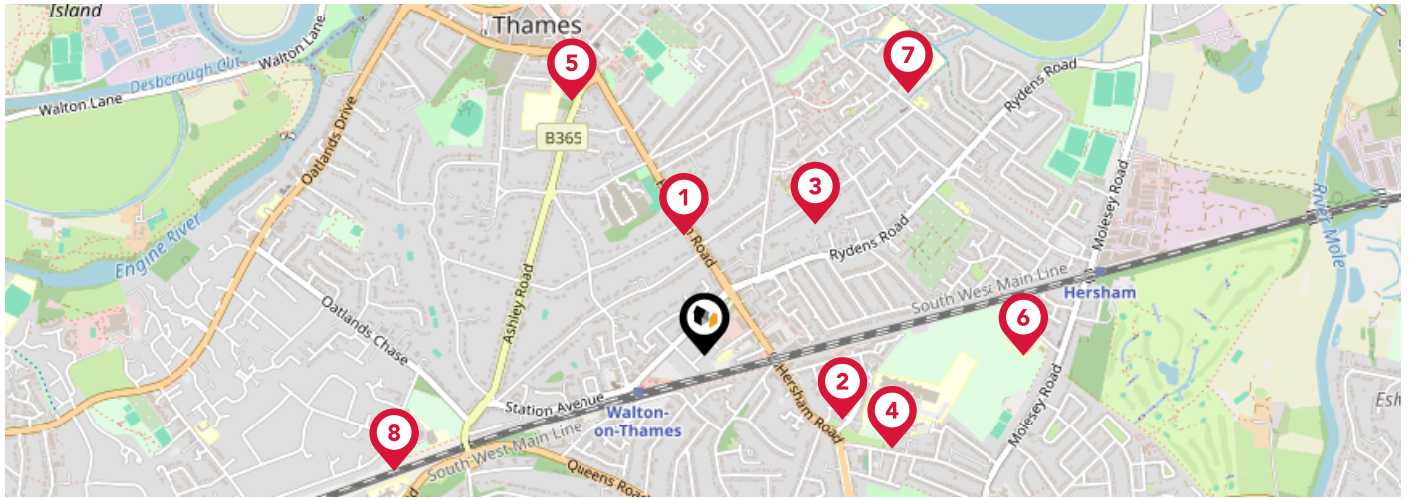
Property

EPC - Additional Data

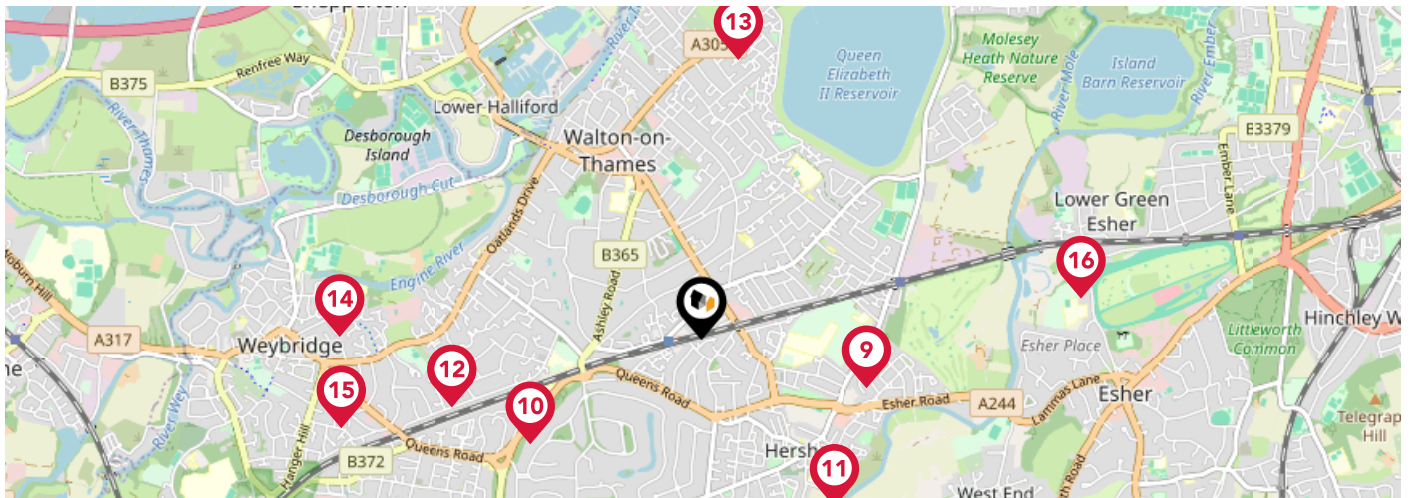
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	55 m ²

Area Schools



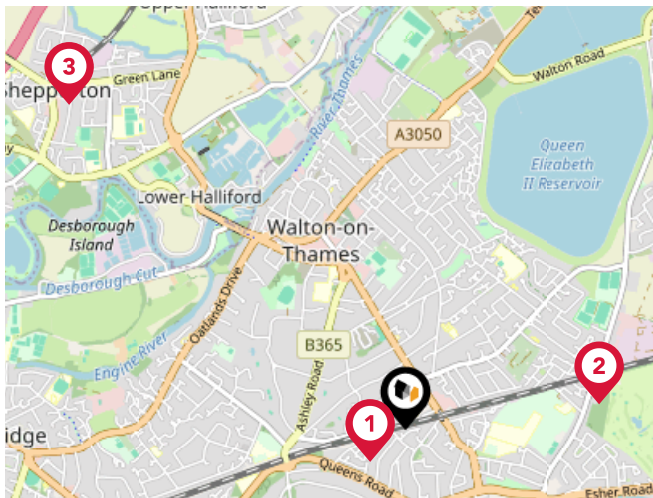
		Nursery	Primary	Secondary	College	Private
1	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St James CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Manby Lodge Infant School Ofsted Rating: Good Pupils: 263 Distance:1.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:1.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

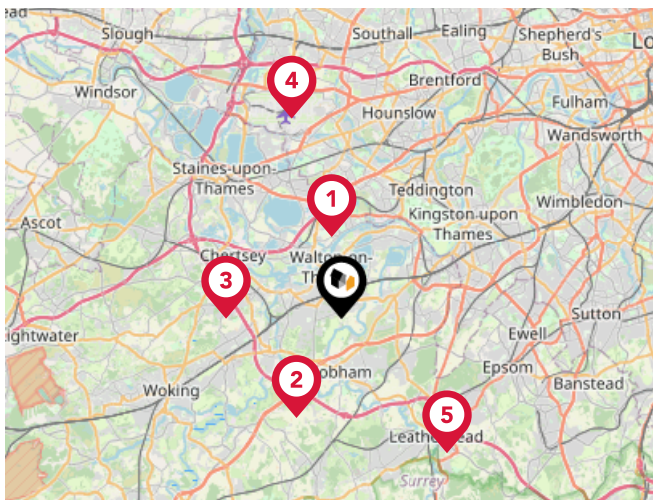
Area

Transport (National)



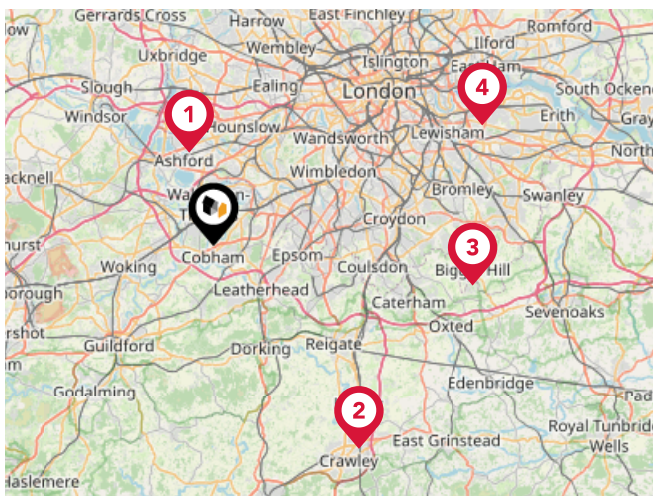
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	0.23 miles
2	Hersham Rail Station	0.91 miles
3	Shepperton Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	3.07 miles
2	M25 J10	4.04 miles
3	M25 J11	4.26 miles
4	M4 J4A	7.61 miles
5	M25 J9	6.35 miles

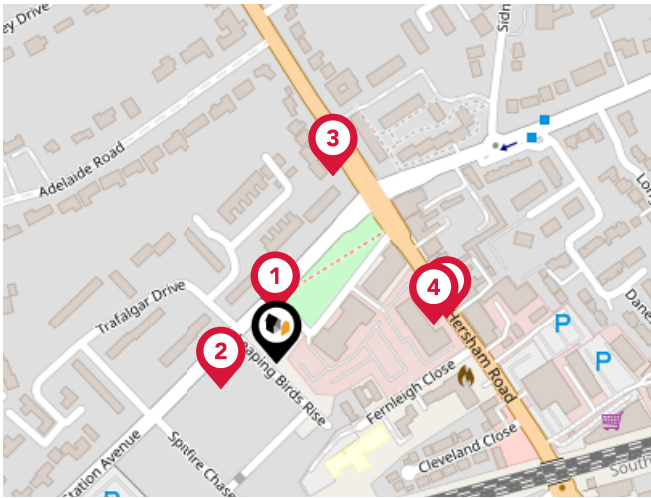


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.1 miles
2	London Gatwick Airport	18.53 miles
3	Biggin Hill Airport	19.41 miles
4	London City Airport	21.76 miles

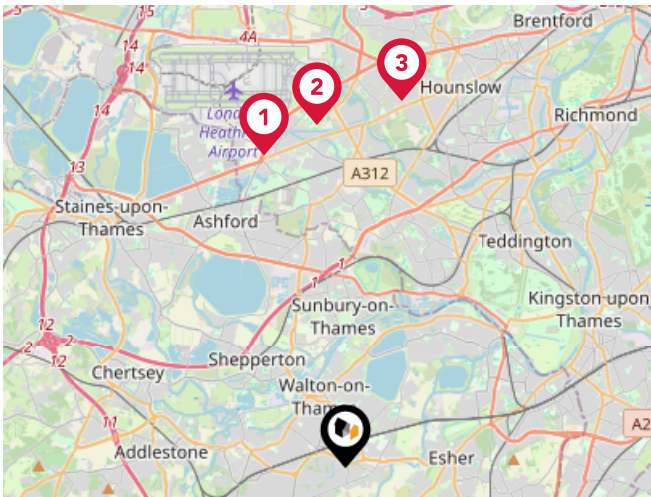
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Halfway Green	0.03 miles
2	Halfway Green	0.03 miles
3	Rydens Road	0.11 miles
4	Fire Station	0.09 miles
5	Fire Station	0.1 miles



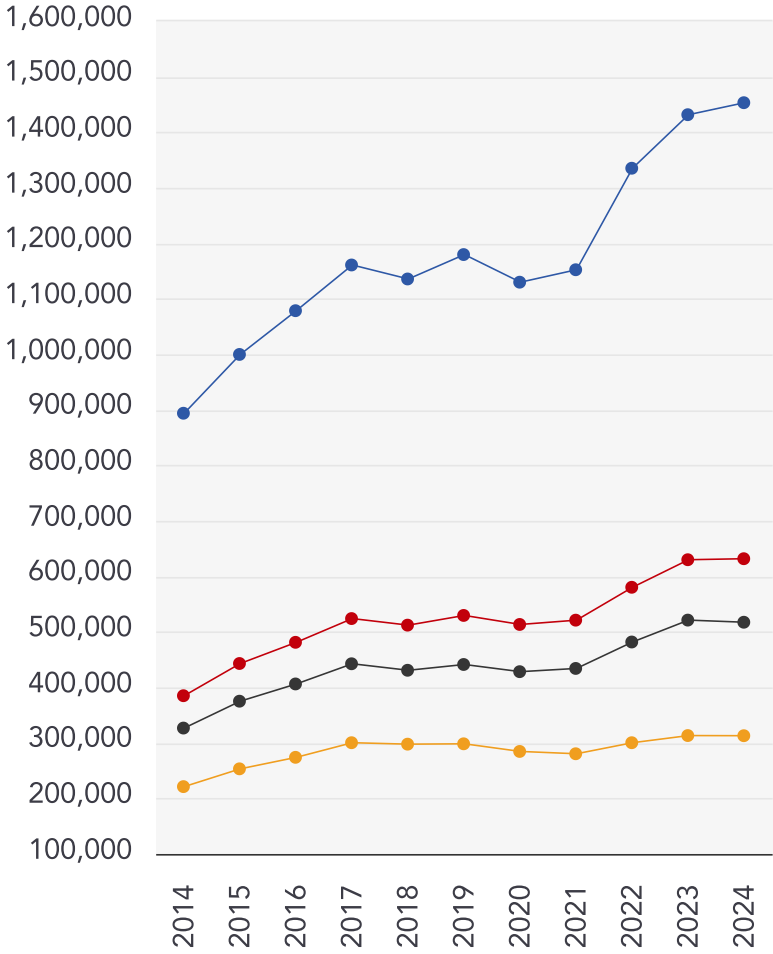
Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.96 miles
2	Hatton Cross Underground Station	6.36 miles
3	Hounslow West Underground Station	6.88 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

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