

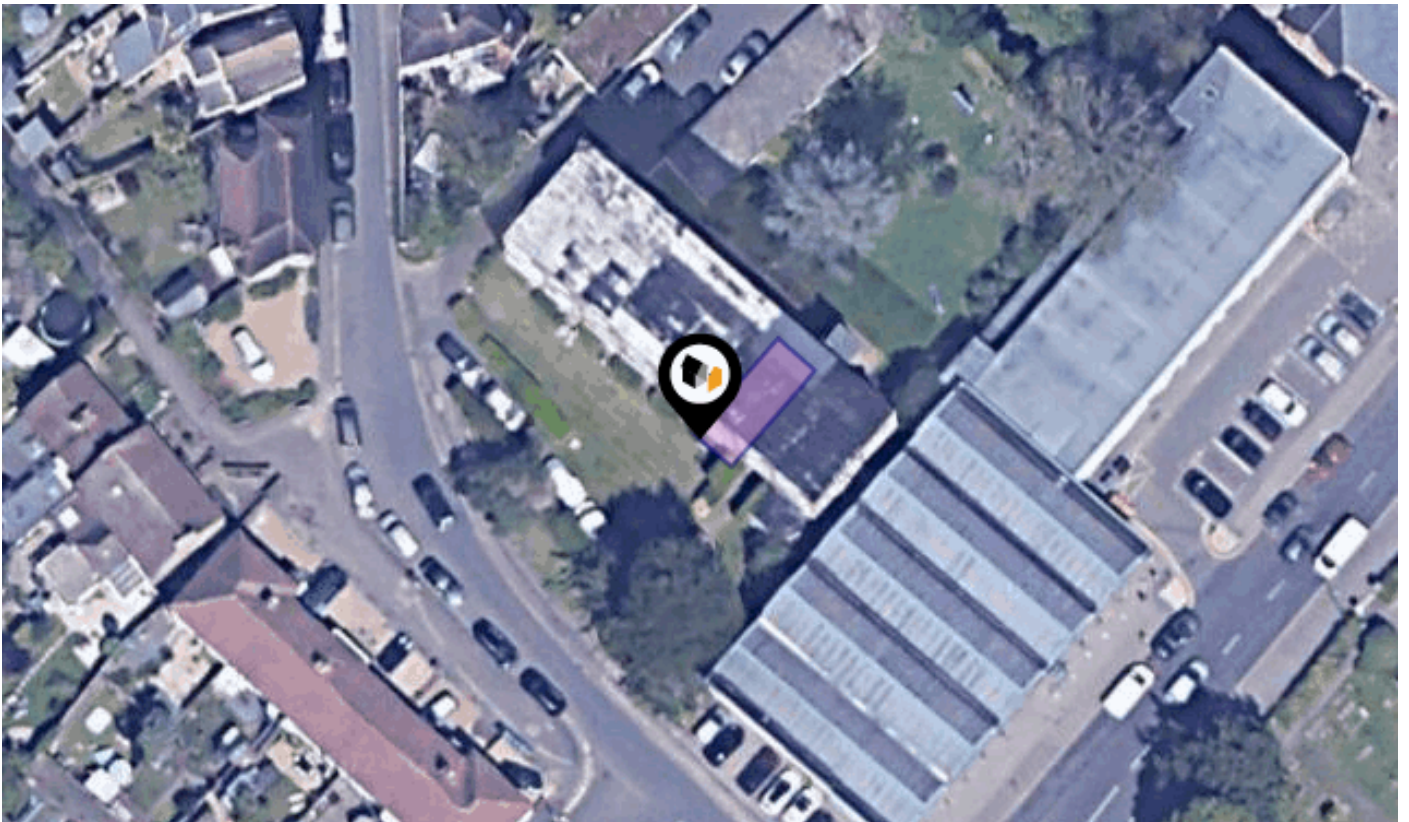


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th February 2024



MANOR ROAD, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

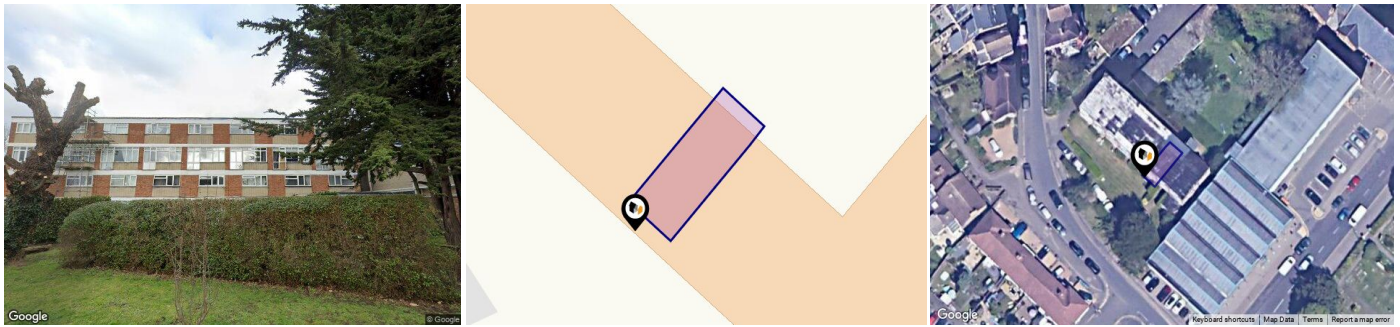
01932 221 331

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£312
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	893 ft ² / 83 m ²	Start Date:	04/10/2001
Plot Area:	0.01 acres	End Date:	05/10/2126
Year Built :	1983-1990	Lease Term:	125 years from 5 October 2001
Council Tax :	Band C	Term Remaining:	102 years
Annual Estimate:	£1,919		
Title Number:	SY707320		
UPRN:	100062122697		

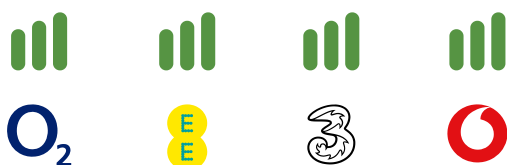
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

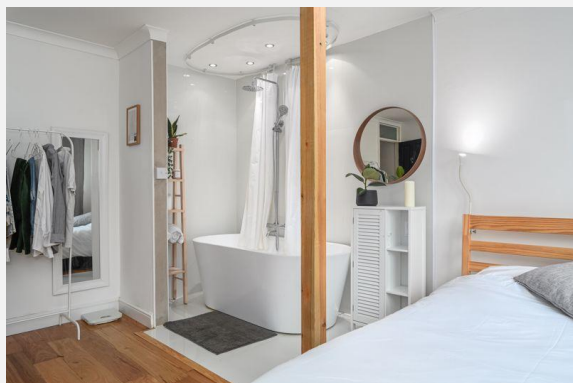
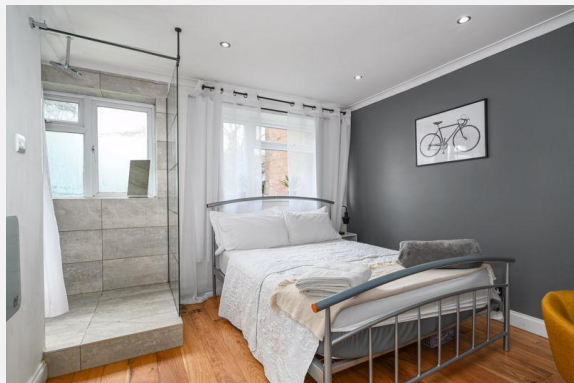
15 mb/s	104 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

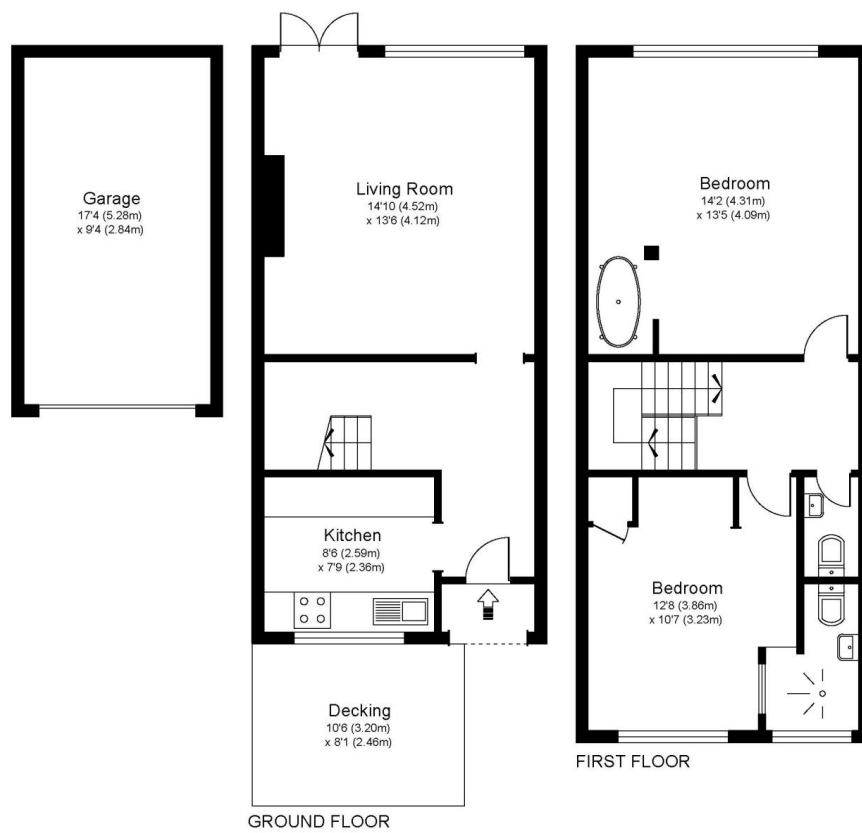






MANOR ROAD, WALTON-ON-THAMES, KT12

COURTLANDS, MANOR ROAD, KT12



Approximate Gross Internal Floor Area: 75 m sq / 803 sq ft
Garage Area: 15 m sq / 162 sq ft
Total Area : 90 m sq / 965 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.

Property EPC - Certificate

MANOR ROAD, WALTON-ON-THAMES, KT12

Energy rating

E

Valid until 16.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

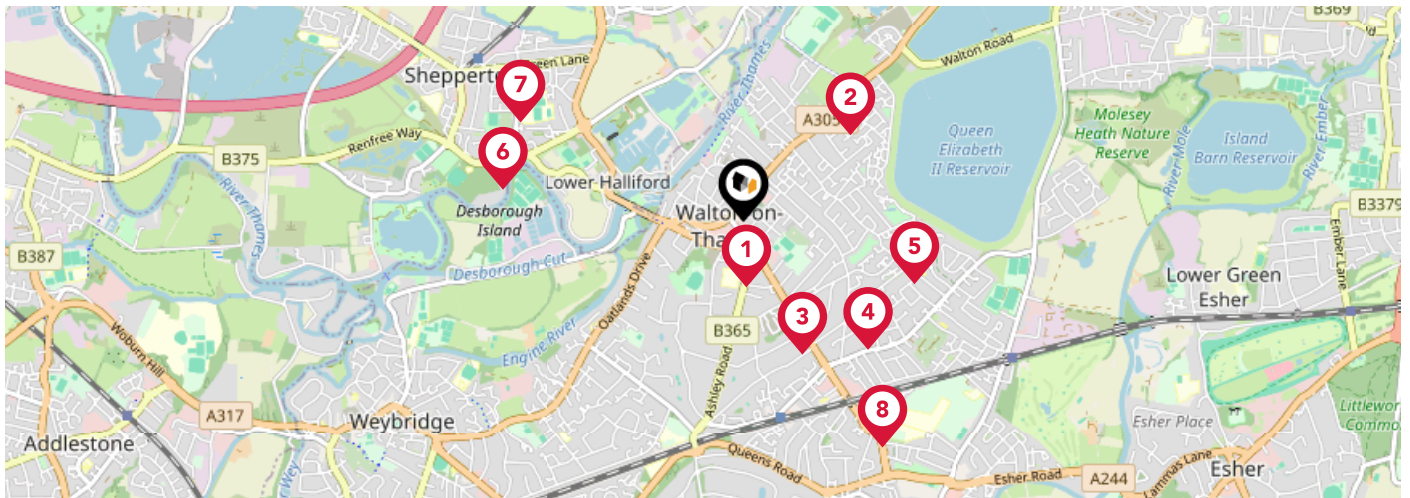
Property

EPC - Additional Data

Additional EPC Data

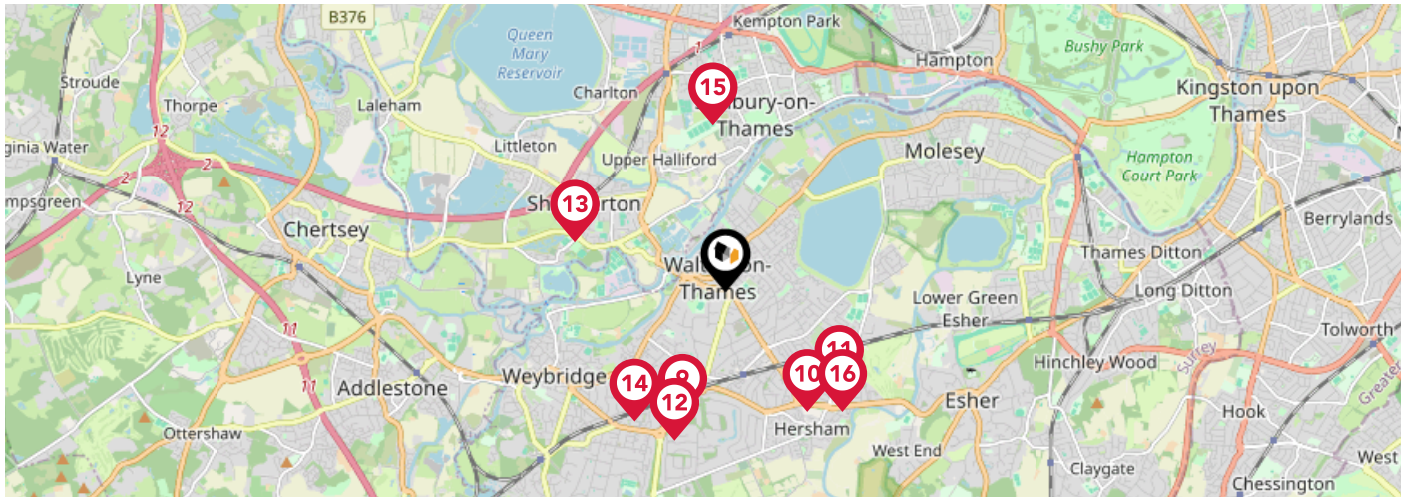
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity - this is for backwards compatibility only and should not be used
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	Yes
Top Storey:	4
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Lightning:	No low energy lighting
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Floors:	Solid, no insulation (assumed)
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Total Floor Area:	82.55 m ²

Area Schools



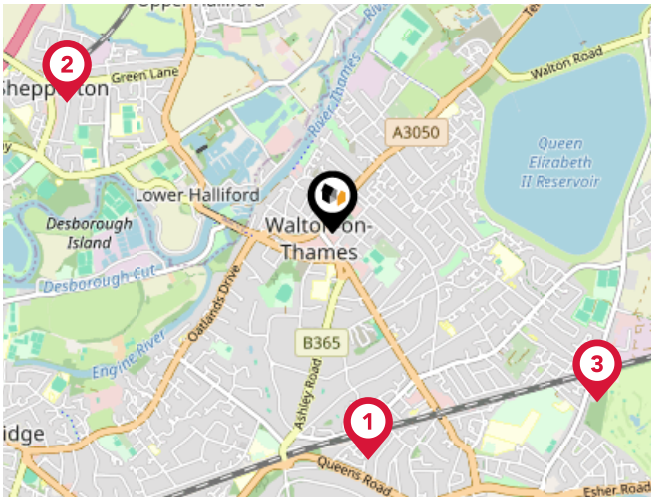
		Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Halliford School Ofsted Rating: Not Rated Pupils: 419 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thamesmead School Ofsted Rating: Good Pupils: 1013 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



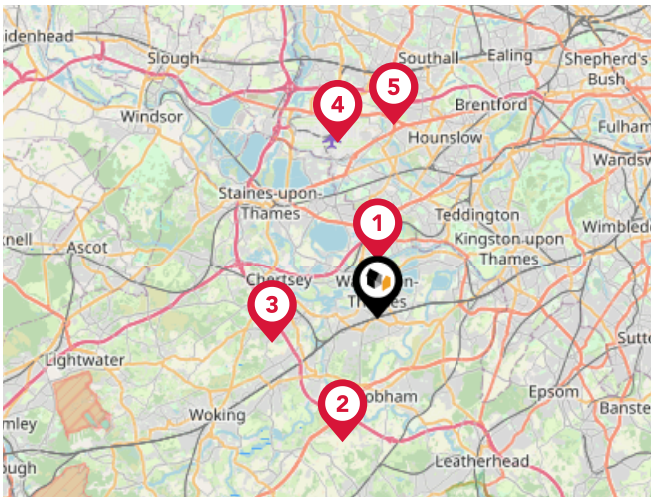
		Nursery	Primary	Secondary	College	Private
9	Cleves School Ofsted Rating: Outstanding Pupils: 720 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Walton Leigh School Ofsted Rating: Outstanding Pupils: 79 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 557 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oatlands School Ofsted Rating: Outstanding Pupils: 268 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hawkedale Primary School Ofsted Rating: Good Pupils: 179 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



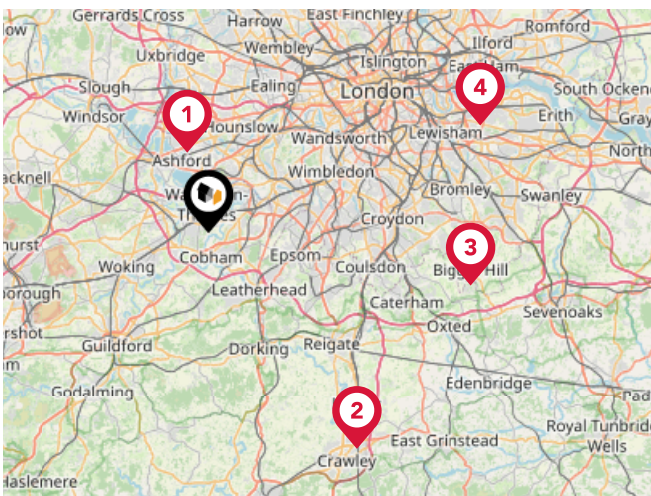
National Rail Stations

Pin	Name	Distance
1	Walton-on-Thames Rail Station	1.06 miles
2	Shepperton Rail Station	1.37 miles
3	Hersham Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.15 miles
2	M25 J10	4.77 miles
3	M25 J11	4.03 miles
4	M4 J4A	6.66 miles
5	M4 J3	7.16 miles

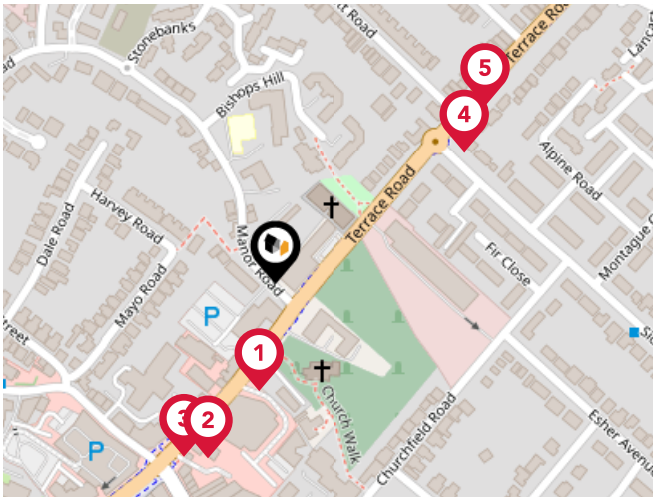


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.16 miles
2	London Gatwick Airport	19.45 miles
3	Biggin Hill Airport	19.88 miles
4	London City Airport	21.71 miles

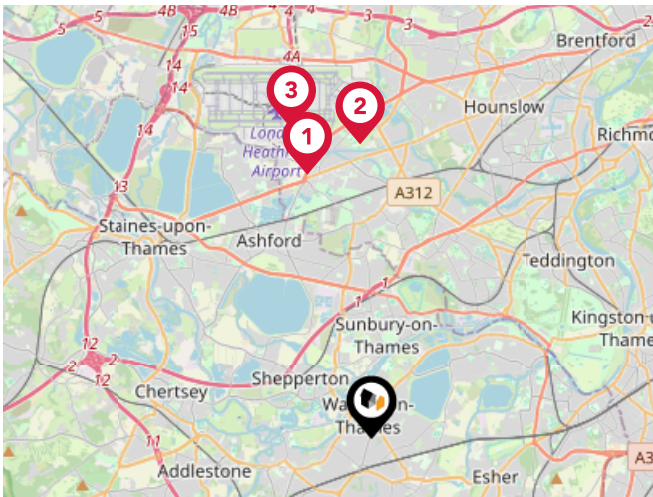
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.06 miles
2	Church Street	0.11 miles
3	Church Street	0.11 miles
4	Annett Road	0.13 miles
5	Annett Road	0.16 miles



Local Connections

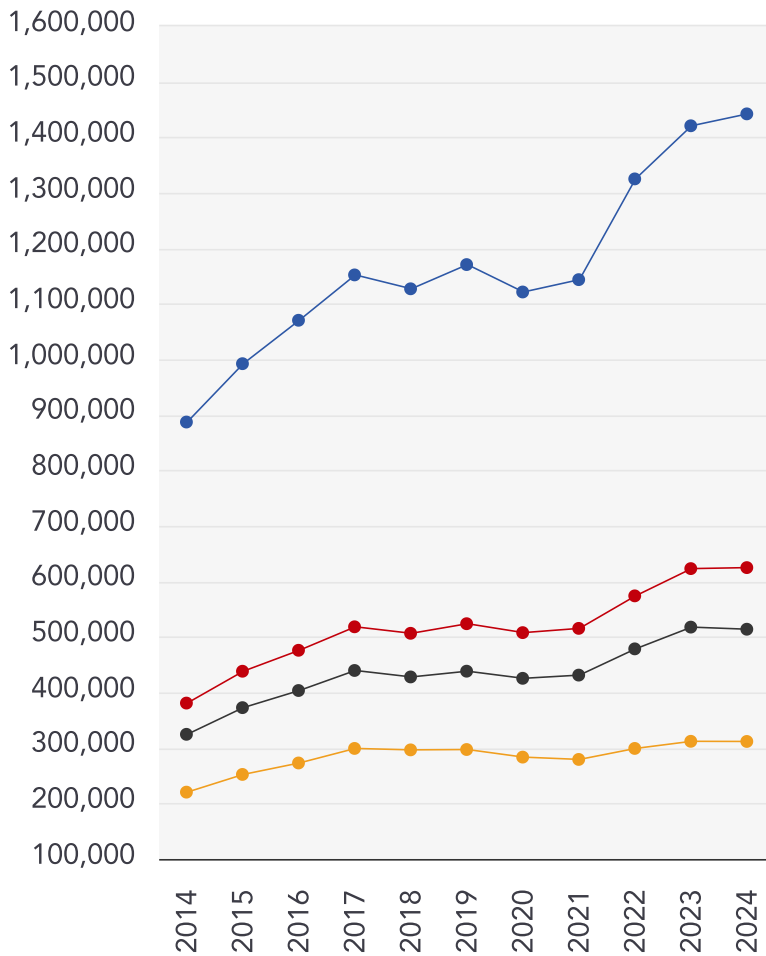
Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.01 miles
2	Hatton Cross Underground Station	5.45 miles
3	Heathrow Terminals 2 & 3 Underground Station	5.94 miles

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"



James Neave

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