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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 27<sup>th</sup> November 2023**



**CAMPBELL HOUSE, 24, QUEENS ROAD, WEYBRIDGE, KT13**

## **James Neave**

38 High Street Walton on Thames Surrey KT12 1DE

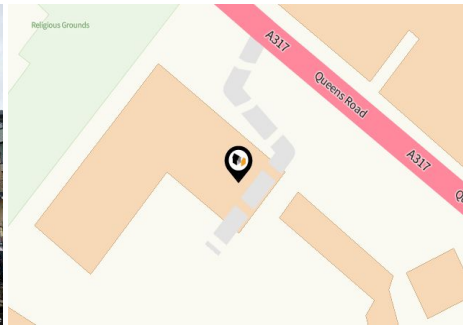
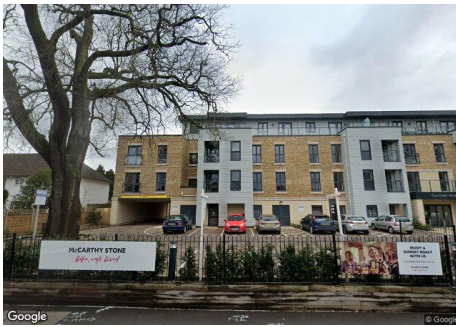
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# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>
Year Built :	2017
Council Tax :	Band E
Annual Estimate:	£2,639
UPRN:	10095341057

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>11</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Campbell House, 24 Queens Road, KT13

Energy rating

**B**

Valid until 27.07.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

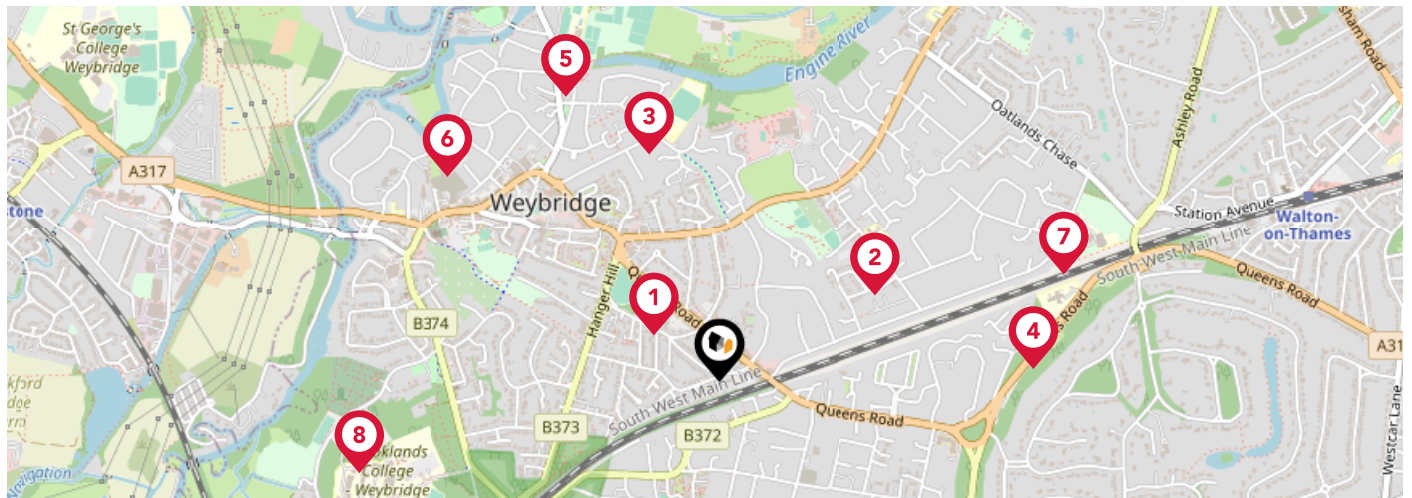
## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Floor Level:</b>	3
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.20 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating, programmer and at least two room stats
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

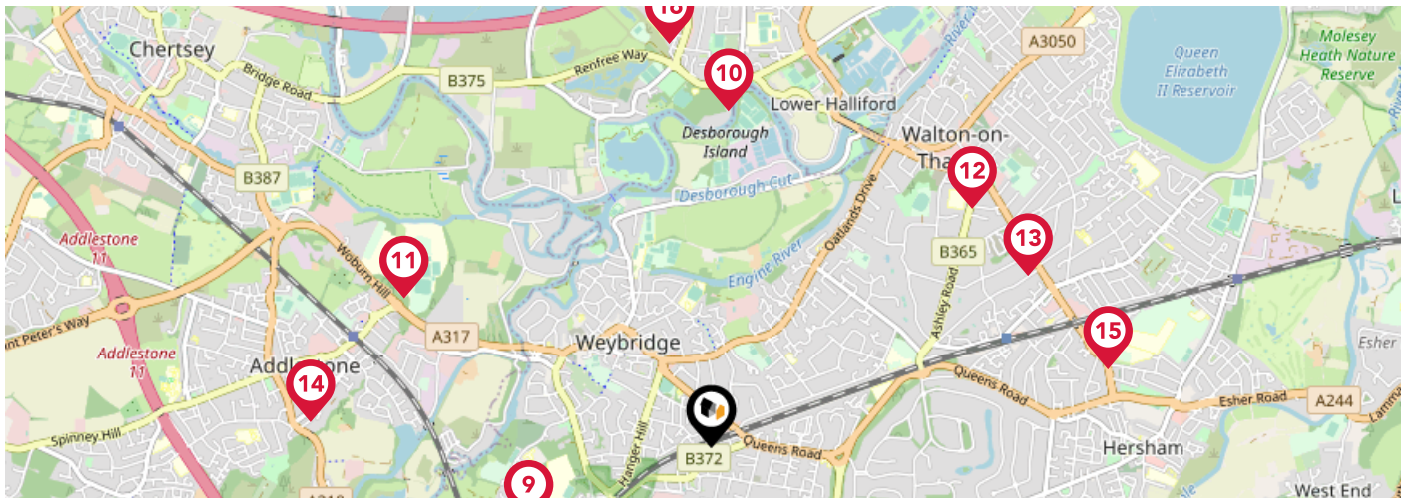










# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Manby Lodge Infant School</b> Ofsted Rating: Good   Pupils: 263   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Oatlands School</b> Ofsted Rating: Outstanding   Pupils: 268   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St James CofE Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Walton Leigh School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St George's Junior School Weybridge</b> Ofsted Rating: Not Rated   Pupils: 602   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Charles Borromeo Catholic Primary School, Weybridge</b> Ofsted Rating: Outstanding   Pupils: 250   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Heathside School</b> Ofsted Rating: Good   Pupils: 1257   Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

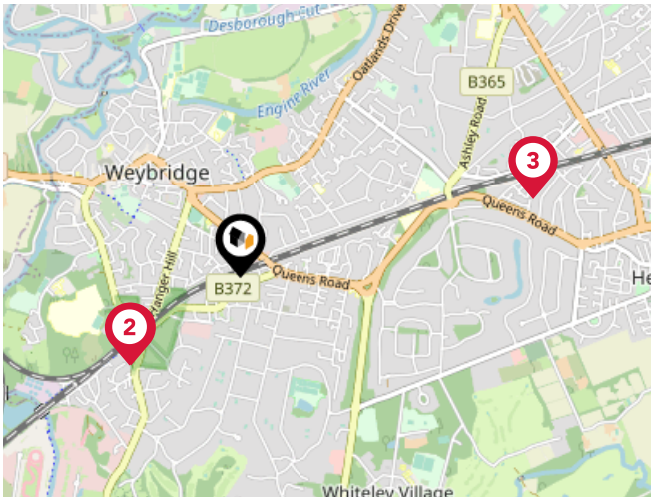
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Brooklands College</b> Ofsted Rating: Good   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 419   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's College Weybridge</b> Ofsted Rating: Not Rated   Pupils: 966   Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westward School</b> Ofsted Rating: Not Rated   Pupils: 125   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Darley Dene Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Rivers Academy</b> Ofsted Rating: Good   Pupils: 1039   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

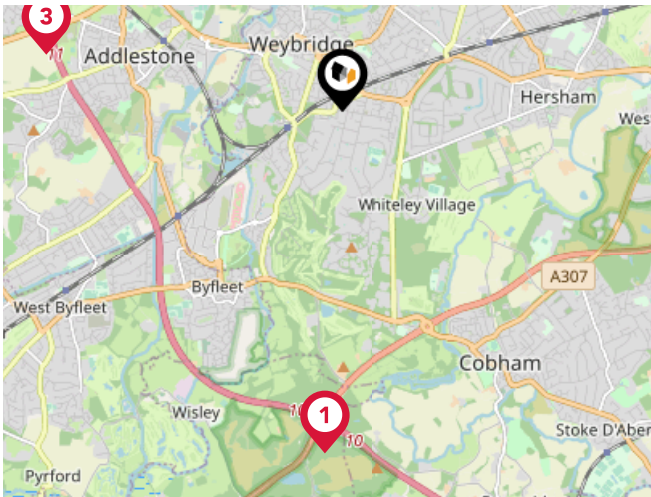
# Area

## Transport (National)



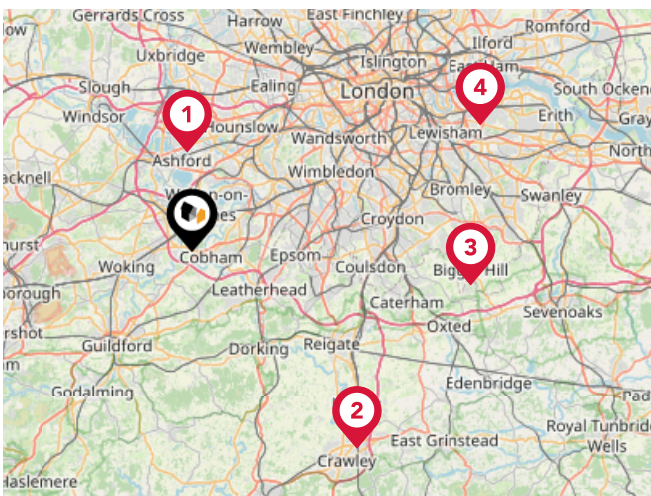
### National Rail Stations

Pin	Name	Distance
1	Weybridge Rail Station	0.65 miles
2	Weybridge Rail Station	0.66 miles
3	Walton-on-Thames Rail Station	1.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J10	3.17 miles
2	M3 J1	3.74 miles
3	M25 J11	2.79 miles
4	M25 J12	4.55 miles
5	M3 J2	4.65 miles



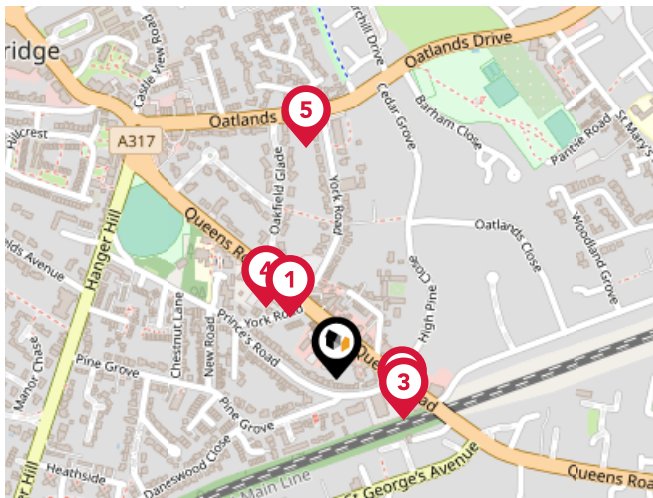
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	7.39 miles
2	London Gatwick Airport	19.06 miles
3	Biggin Hill Airport	20.85 miles
4	London City Airport	23.35 miles



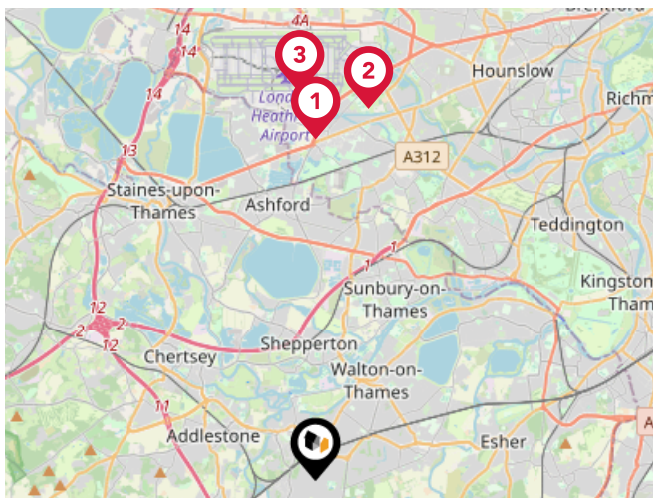
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	York Road	0.09 miles
2	Haines Bridge	0.08 miles
3	Haines Bridge	0.09 miles
4	York Road	0.12 miles
5	Vaillant Road	0.27 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	6.28 miles
2	Hatton Cross Underground Station	6.92 miles
3	Heathrow Terminals 2 & 3 Underground Station	7.17 miles

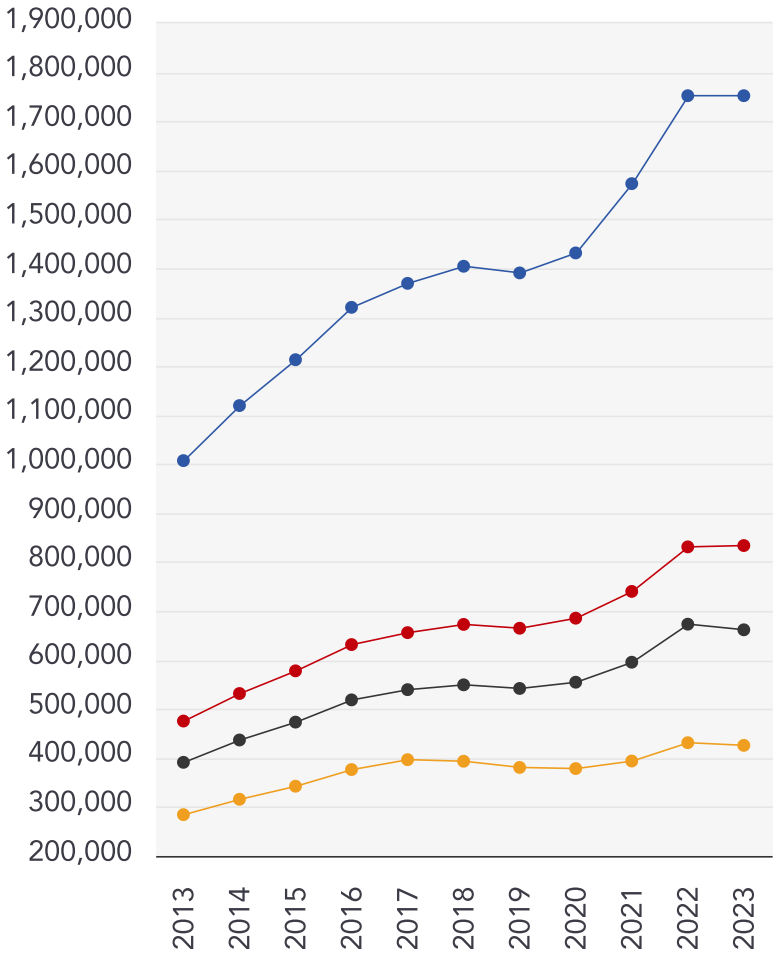


# Market

## House Price Statistics



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



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



### James Neave

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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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