

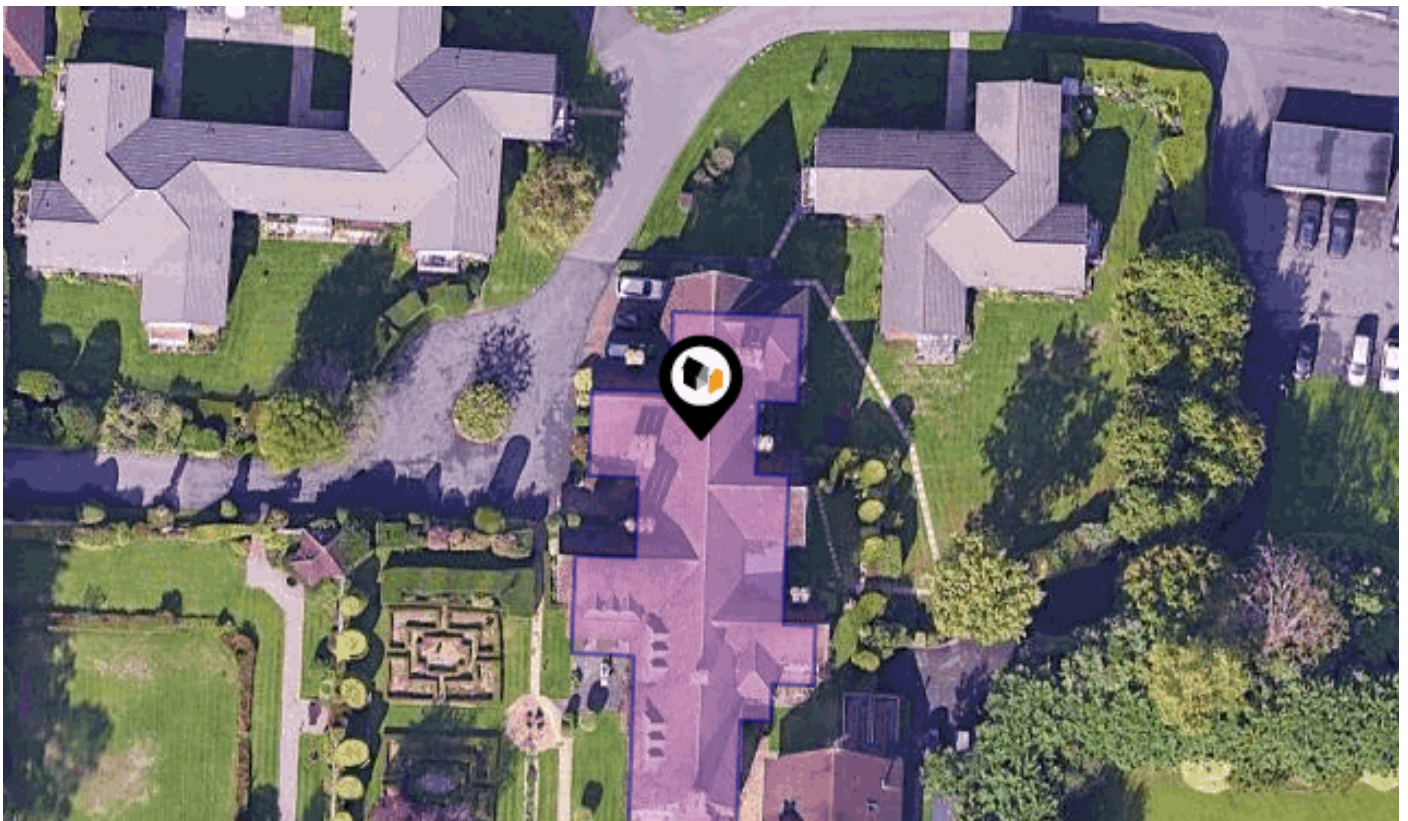


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 19th November 2023



COPSEM LANE, ESHER, KT10

James Neave

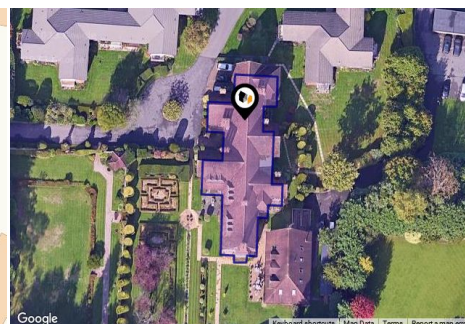
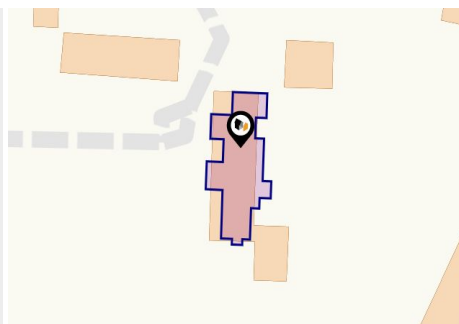
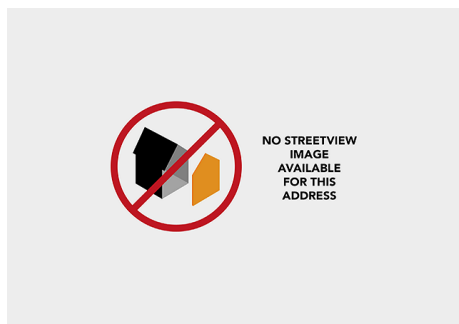
38 High Street Walton on Thames Surrey KT12 1DE

01932 221 331

lily@jamesneave.co.uk

www.jamesneave.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.15 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,639
Title Number:	SY657995
UPRN:	100062356677



Last Sold £/ft ² :	£344
Tenure:	Leasehold
Start Date:	30/11/1995
End Date:	19/12/2114
Lease Term:	125 years from 19 December 1989
Term	91 years
Remaining:	

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	77	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

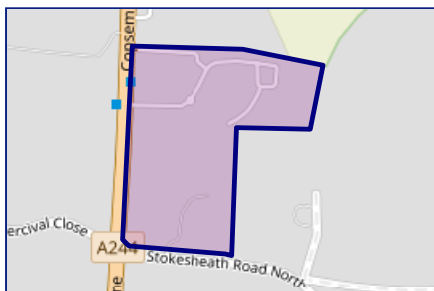
(based on calls indoors)



Satellite/Fibre TV Availability:

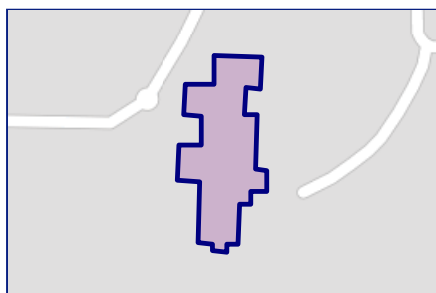


Freehold Title Plan



SY510481

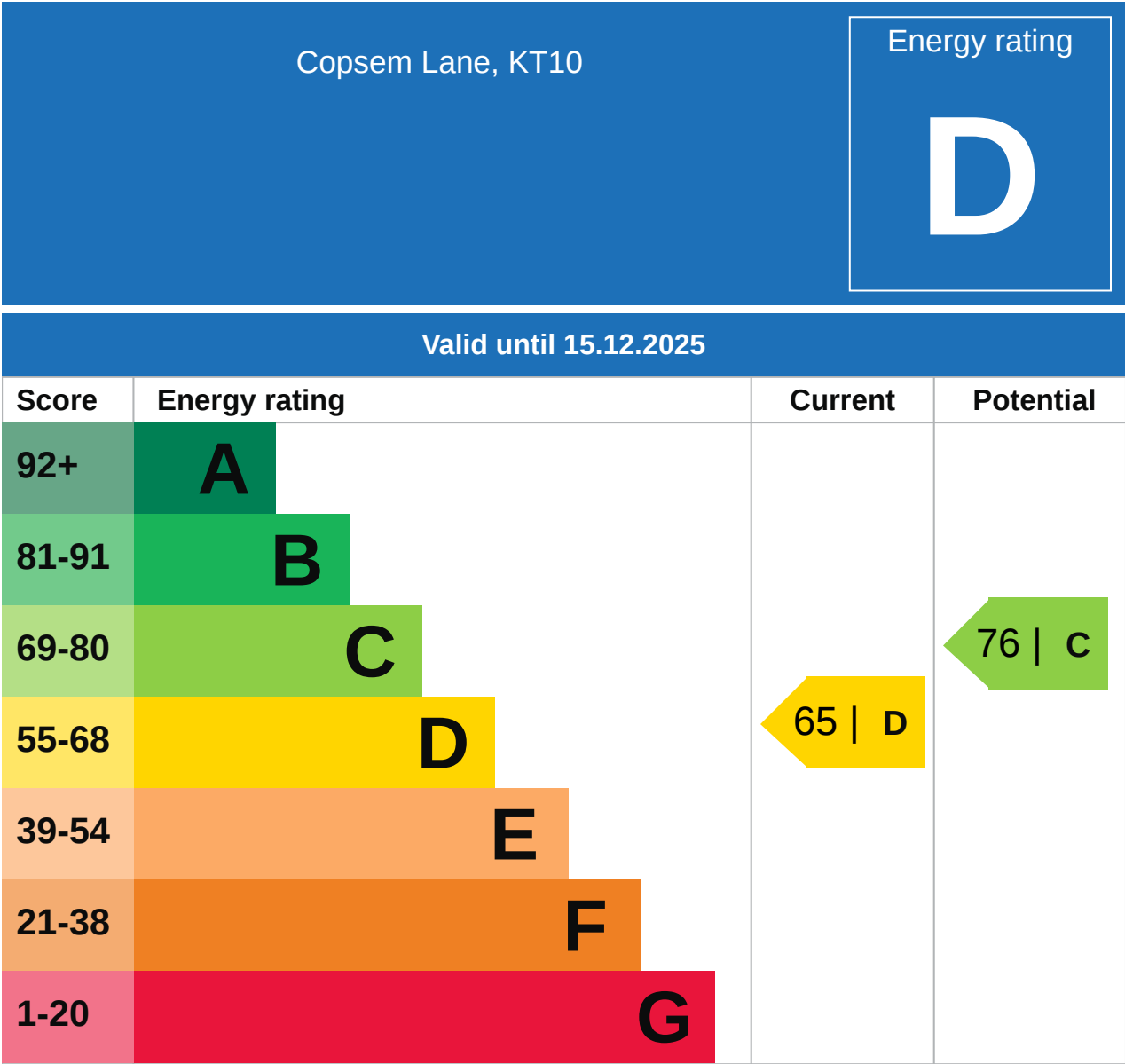
Leasehold Title Plan



SY657995

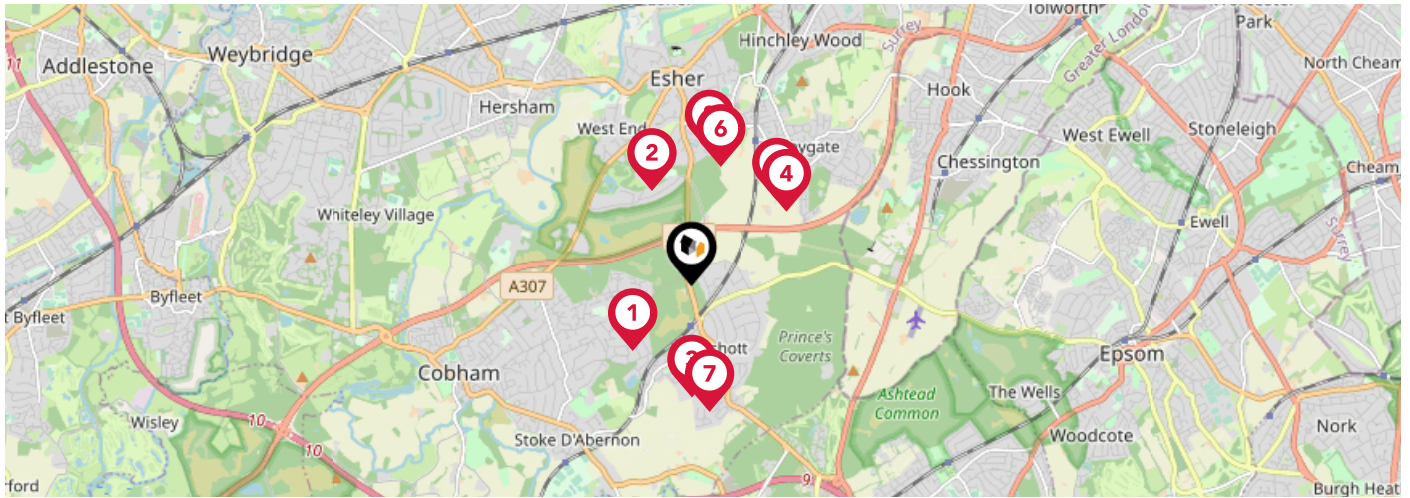
Start Date: 30/11/1995
End Date: 19/12/2114
Lease Term: 125 years from 19 December 1989
Term Remaining: 91 years

Property
EPC - Certificate

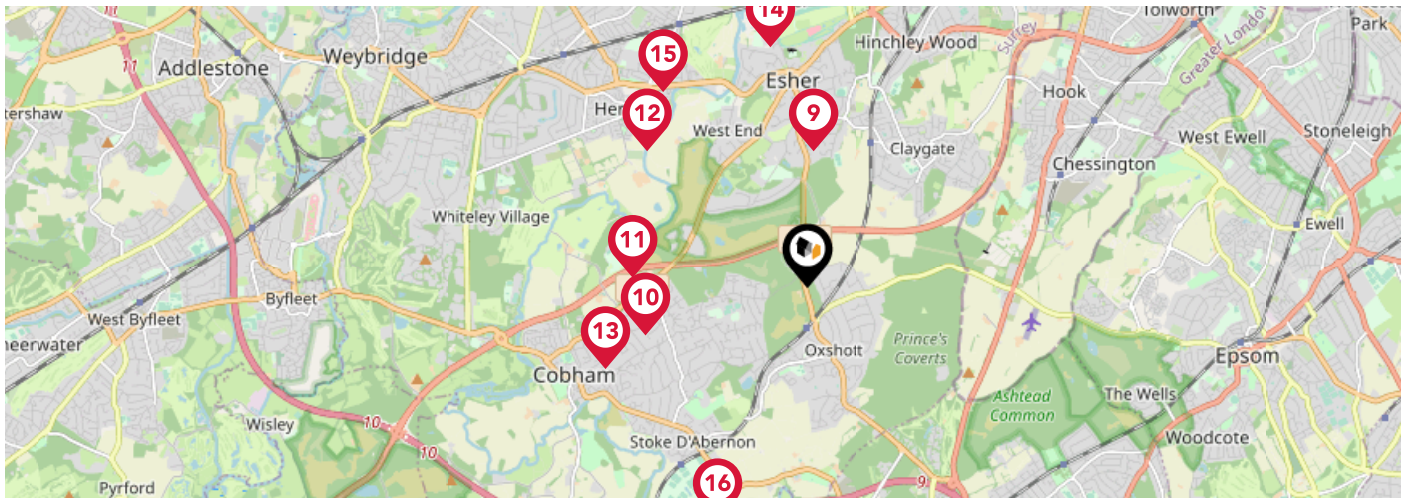


Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 m ²



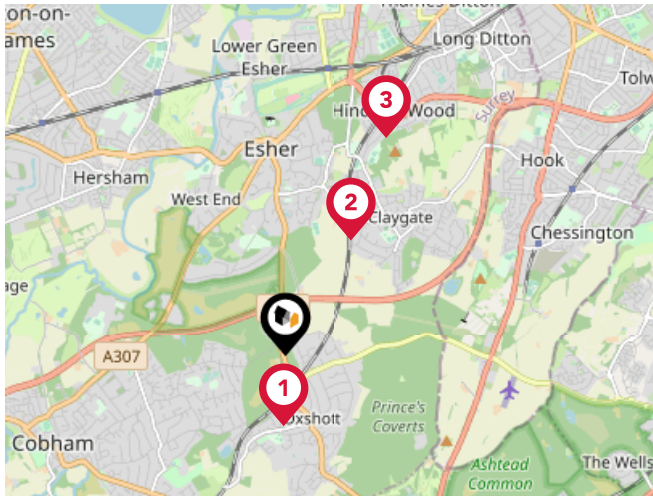
		Nursery	Primary	Secondary	College	Private
1	Reeds School Ofsted Rating: Not Rated Pupils: 738 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Claremont Fan Court School Ofsted Rating: Not Rated Pupils: 890 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Royal Kent CofE Primary School Ofsted Rating: Good Pupils: 215 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rowan Preparatory School Ofsted Rating: Not Rated Pupils: 313 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Claygate Primary School Ofsted Rating: Requires Improvement Pupils: 414 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Milbourne Lodge Senior School Ofsted Rating: Not Rated Pupils: 283 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Danes Hill School Ofsted Rating: Not Rated Pupils: 846 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shrewsbury House Pre Preparatory School Ofsted Rating: Not Rated Pupils: 84 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Esher Church School Ofsted Rating: Good Pupils: 375 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cobham Free School Ofsted Rating: Good Pupils: 566 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	ACS Cobham International School Ofsted Rating: Not Rated Pupils: 1272 Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Burhill Primary School Ofsted Rating: Good Pupils: 634 Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 384 Distance: 2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance: 2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance: 2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parkside School Ofsted Rating: Not Rated Pupils: 266 Distance: 2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

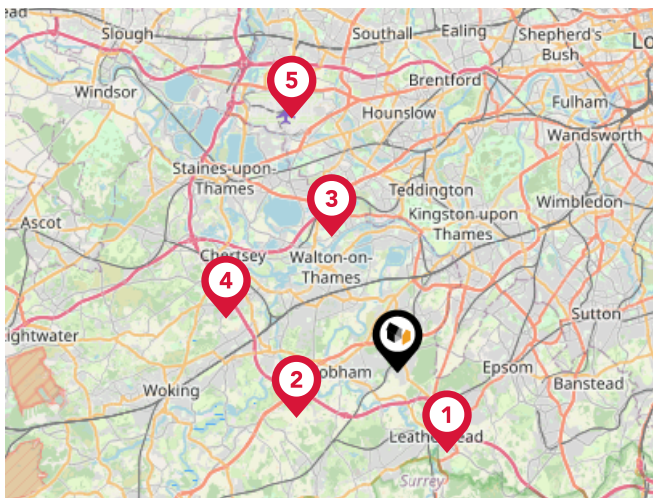
Area

Transport (National)



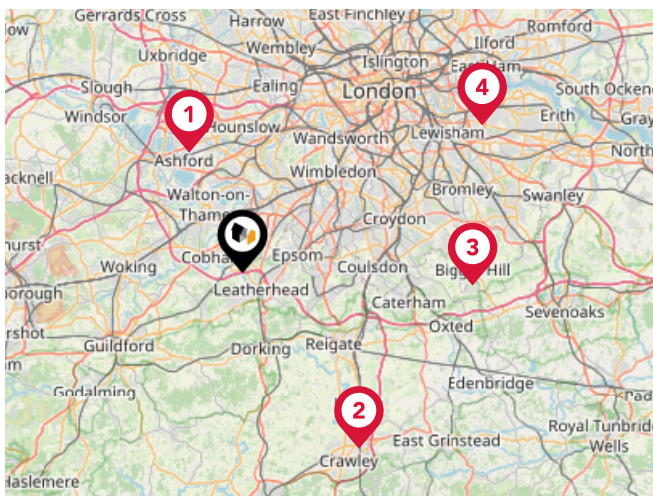
National Rail Stations

Pin	Name	Distance
1	Oxshott Rail Station	0.66 miles
2	Claygate Rail Station	1.22 miles
3	Hinchley Wood Rail Station	2.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J9	3.49 miles
2	M25 J10	4.12 miles
3	M3 J1	5.63 miles
4	M25 J11	6.67 miles
5	M4 J4A	10.19 miles

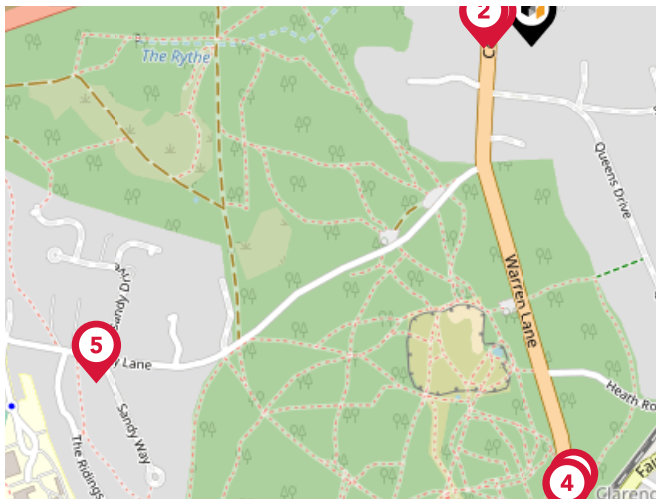


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	9.71 miles
2	London Gatwick Airport	15.68 miles
3	Biggin Hill Airport	17.12 miles
4	London City Airport	20.86 miles

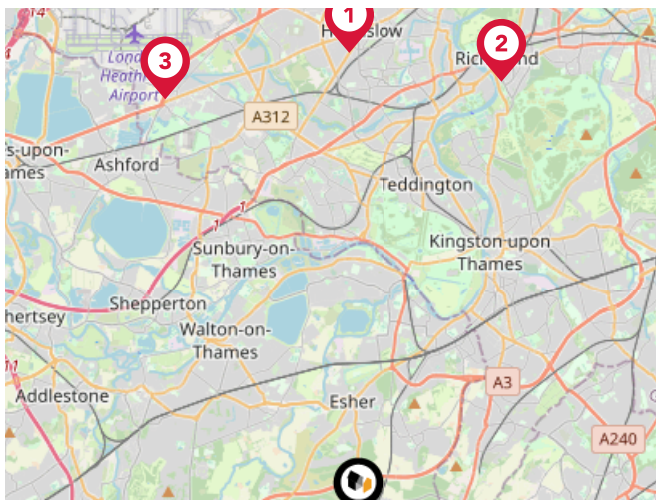
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gunters Mead	0.05 miles
2	Gunters Mead	0.06 miles
3	Railway Station	0.54 miles
4	Railway Station	0.55 miles
5	Sandy Lane	0.64 miles



Local Connections

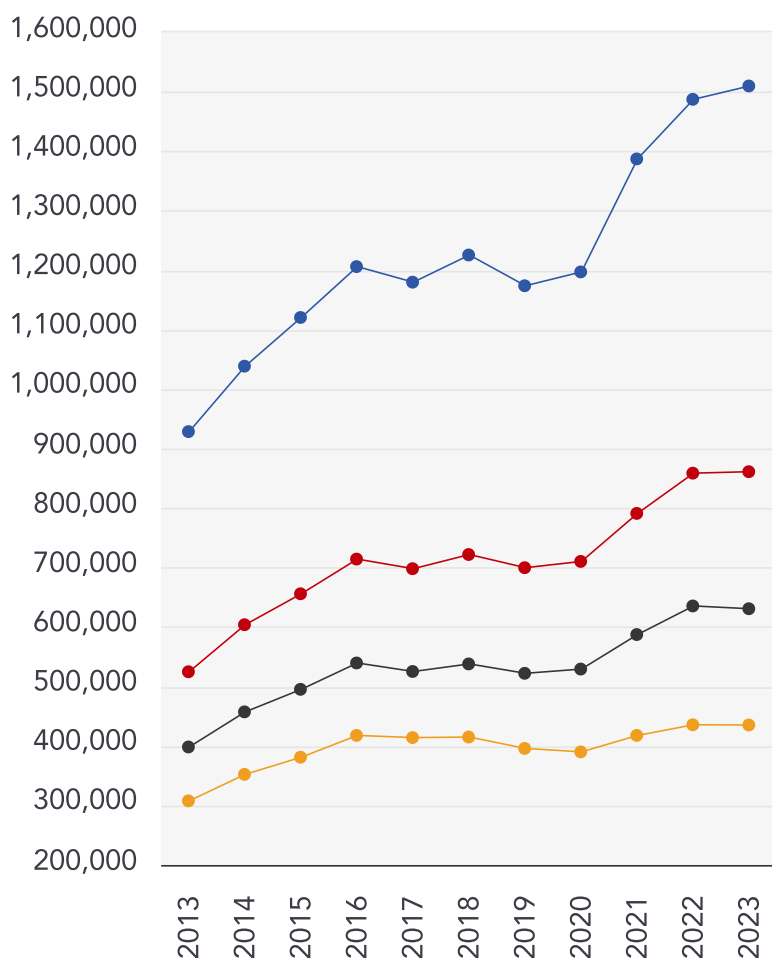
Pin	Name	Distance
1	Hounslow Central Underground Station	8.67 miles
2	Richmond Underground Station	8.53 miles
3	Heathrow Terminal 4 Underground Station	8.58 miles

Market

House Price Statistics

JAMES NEAVE
THE ESTATE AGENTS

10 Year History of Average House Prices by Property Type in KT10



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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James Neave

38 High Street Walton on Thames Surrey
KT12 1DE
01932 221 331
lily@jamesneave.co.uk
www.jamesneave.co.uk

