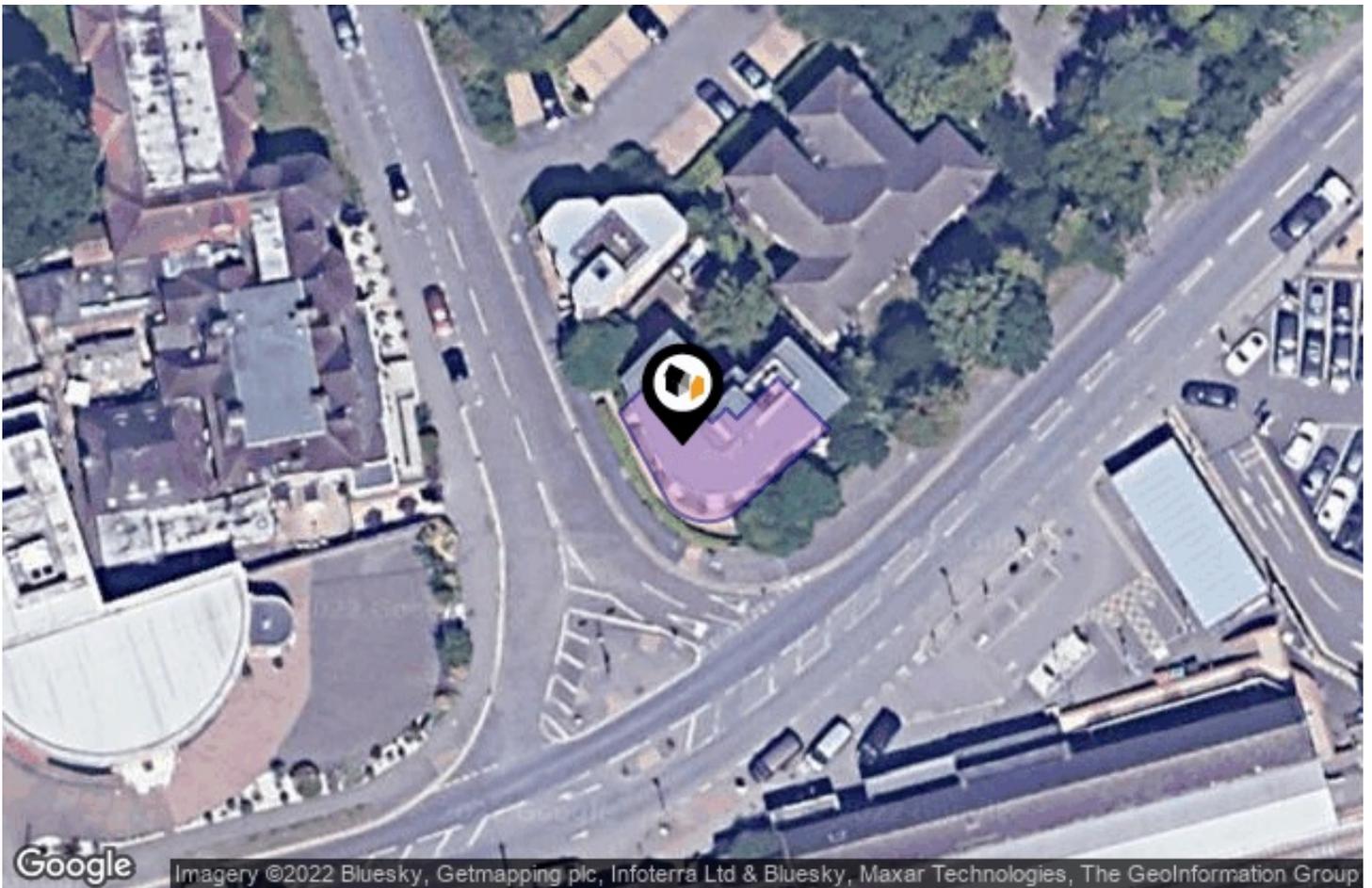


# KEY FACTS FOR BUYERS

**Ashley Gate, 31, Ashley Park Road, Walton-on-thames, KT12**

August 2022



## A guide to this property and the local area

### James Neave

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



# PROPERTY OVERVIEW

**ASHLEY GATE, 31, ASHLEY PARK ROAD, WALTON-ON-THAMES, KT12**



 Boundary (Land Registry Title Plan)



## PROPERTY KEY FACTS

|                             |  |
|-----------------------------|--|
| Flat / Maisonette           |  |
| Floor Area:                 | 258.33 ft <sup>2</sup><br>24.00 m <sup>2</sup> |
| Plot Size:                  | 0.03 acres                                     |
| Council Tax Band:           | B  |
| Annual Cost:                | £1,679.25                                      |
| Land Registry Title Number: | SY770105                                       |
| Tenure:                     | Leasehold                                      |
| Lease Start Date:           |  |
| Lease End Date:             |  |
| Lease Term:                 |  |
| Term Remaining:             |  |

## AREA KEY FACTS

|  |   |
|--|---|
| Local Authority:                                       | ELMBRIDGE   |
| Flood Risk:  | Very Low  |
| Conservation Area:                                     | No  |
| Predicted Broadband Speeds                             |   |
| Basic:   | 12 Mbps   |
| Superfast:   | 80 Mbps   |
| Ultrafast:   | 600 Mbps  |
| Mobile Coverage<br>(based on voice calls made indoors) |   |
| EE:  |  |
| Three:   |  |
| O2:  |  |
| Vodafone:  |  |
| Satellite / Fibre TV Availability                      |   |
| BT:  |  |
| Sky:   |  |
| Virgin:  |  |

## PLANNING HISTORY

No Planning Records Available

### James Neave

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

# PROPERTY OVERVIEW

## PHOTO GALLERY



### James Neave

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

# PROPERTY OVERVIEW

## PHOTO GALLERY



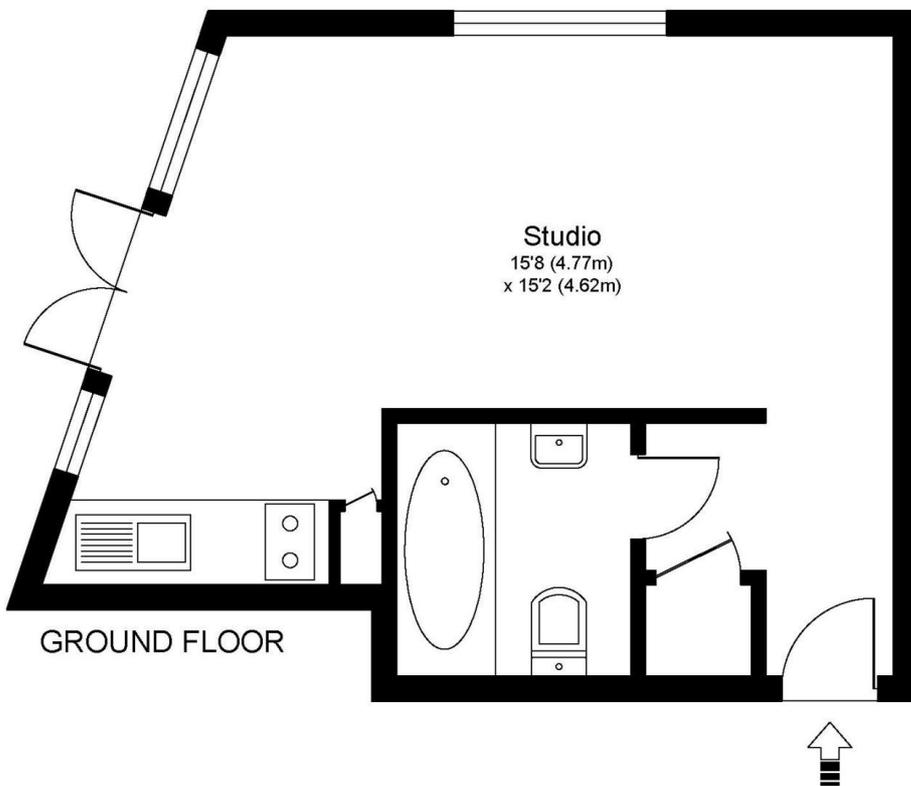
### James Neave

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

# PROPERTY OVERVIEW

## FLOORPLANS

ASHLEY GATE KT12



Approximate Gross Internal Floor Area: 24 m sq / 254 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.

### James Neave

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

# PROPERTY OVERVIEW

## EPC

31, Ashley Park Road, KT12

Energy rating  
**C**

Valid until 31.07.2023

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

Additional EPC Data

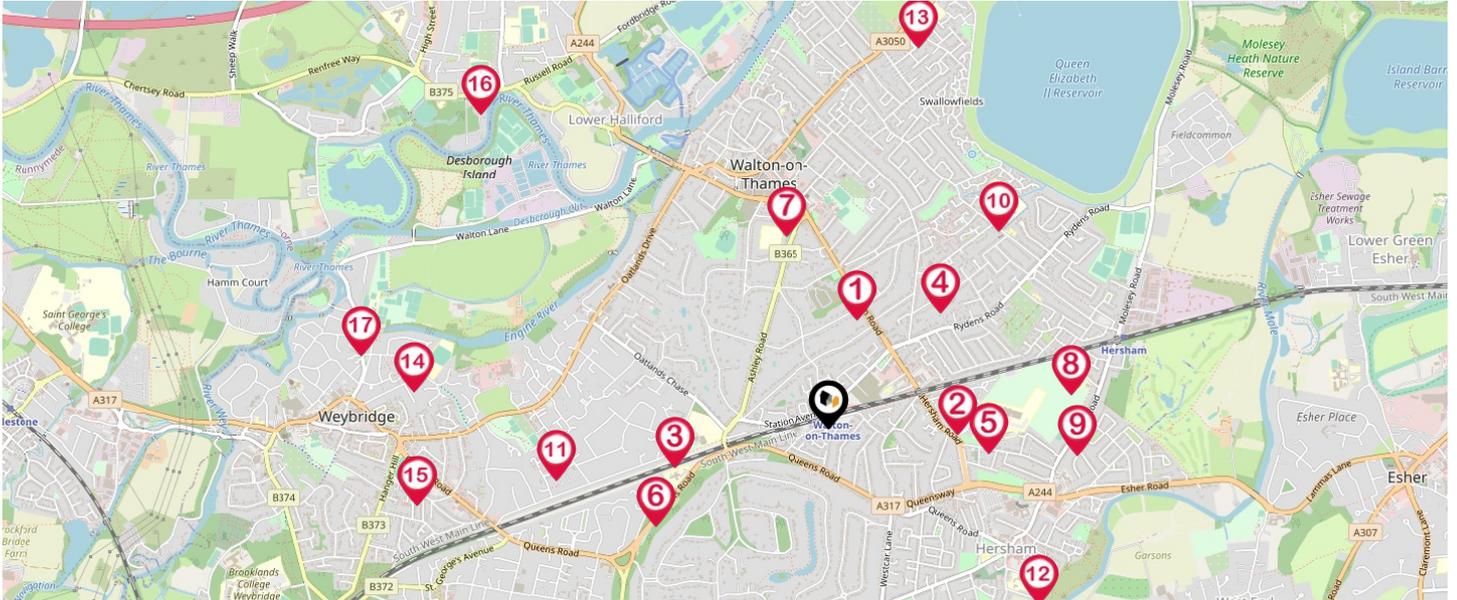
---

### James Neave

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

# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



| Pin | School Details                                | Rating      | Pupils | Distance   | Nursery                             | Primary                             | Secondary                           | College                             | Private                             |
|-----|---|-------------|--------|------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1   | Westward School                               | -           | 125    | 0.42 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2   | Three Rivers Academy                          | Good        | 1039   | 0.49 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3   | Cleves School                                 | -           | 720    | 0.56 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4   | The Danesfield Manor School                   | -           | 129    | 0.61 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5   | Bell Farm Primary School                      | Good        | 660    | 0.61 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 6   | Walton Leigh School                           | Outstanding | 79     | 0.71 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7   | Ashley Church of England Primary School       | -           | 567    | 0.73 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 8   | Cardinal Newman Catholic Primary School       | Good        | 405    | 0.92 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9   | North East Surrey Secondary Short Stay School | Good        | 31     | 0.94 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 10  | Walton Oak Primary School                     | -           | 473    | 0.98 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 11  | Oatlands School                               | Outstanding | 268    | 1 Miles    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 12  | Burhill Primary School                        | Good        | 634    | 1.02 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 13  | Grovelands Primary School                     | Good        | 513    | 1.46 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 14  | St James CofE Primary School                  | Good        | 447    | 1.51 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 15  | Manby Lodge Infant School                     | Good        | 263    | 1.52 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 16  | Halliford School                              | -           | 419    | 1.72 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17  | St George's Junior School Weybridge           | -           | 602    | 1.72 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### James Neave

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

# LOCAL AREA

## NEAREST TRANSPORT LINKS



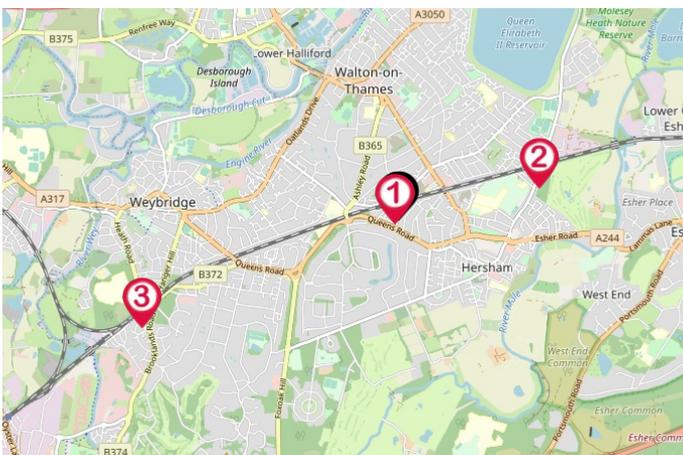
### BUS STOPS/STATIONS

- 1 - Walton Railway Station | 0.02 miles
- 2 - Walton Railway Station | 0.04 miles
- 3 - Halfway Green | 0.18 miles
- 4 - Mayfield Road | 0.23 miles
- 5 - Halfway Green | 0.23 miles



### LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 6.05 miles
- 2 - Hatton Cross Underground Station | 6.47 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 6.96 miles



### NATIONAL RAIL STATIONS

- 1 - Walton-on-Thames Rail Station | 0.03 miles
- 2 - Hershams Rail Station | 1.1 miles
- 3 - Weybridge Rail Station | 2.02 miles

### James Neave

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

# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 3.18 miles
- 2 - M25 J10 | 3.86 miles
- 3 - M25 J11 | 4.09 miles
- 4 - M4 J4A | 7.7 miles
- 5 - M25 J9 | 6.36 miles
- 6 - M4 J3 | 8.17 miles
- 7 - M25 J12 | 5.61 miles
- 8 - M3 J2 | 5.72 miles
- 9 - M25 J14 | 7.81 miles
- 10 - M25 J13 | 6.95 miles



### AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 7.19 miles
- 2 - London Gatwick Airport | 18.53 miles
- 3 - Biggin Hill Airport | 19.56 miles
- 4 - London City Airport | 21.97 miles

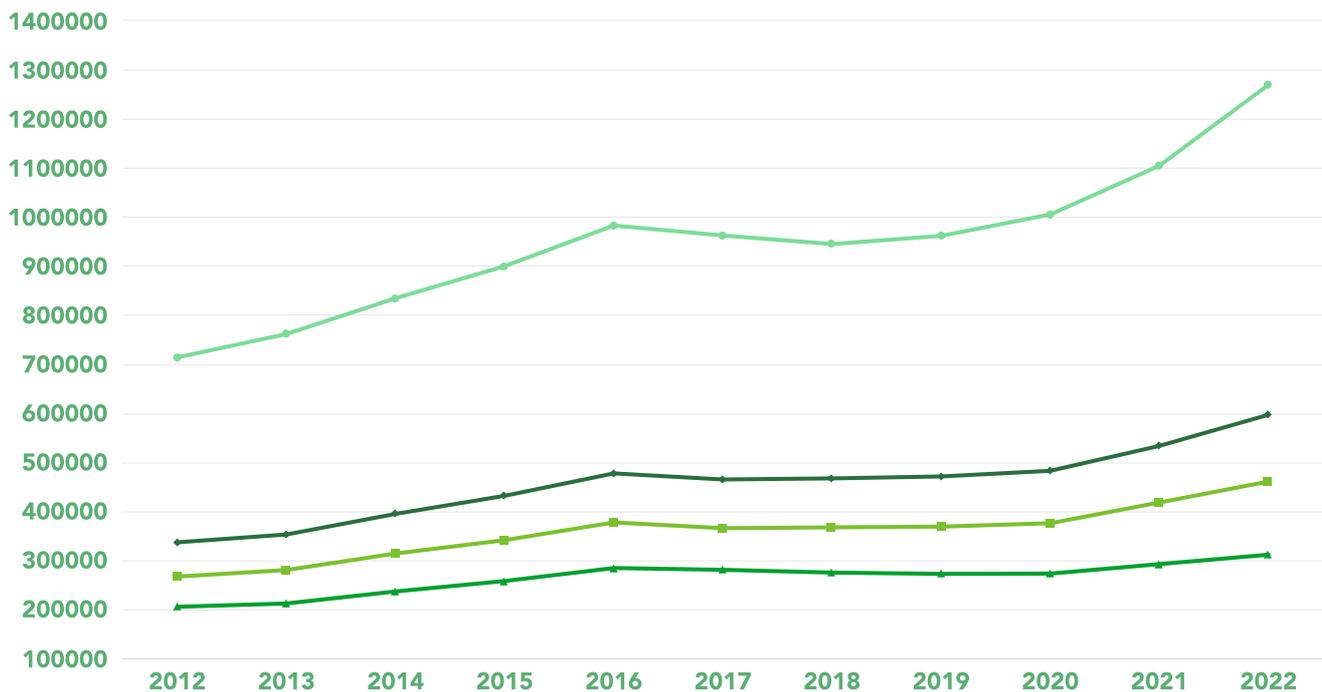
### James Neave

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

# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR KT12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 51.8%



**TERRACED**  
+ 72.63%



**SEMI-DETACHED**  
+ 77.26%



**DETACHED**  
+ 77.87%

#### James Neave

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

# JAMES NEAVE

## About Us

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.

### James Neave

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

# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### 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

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

# 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.

## Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2022