

JOHN MURRAY

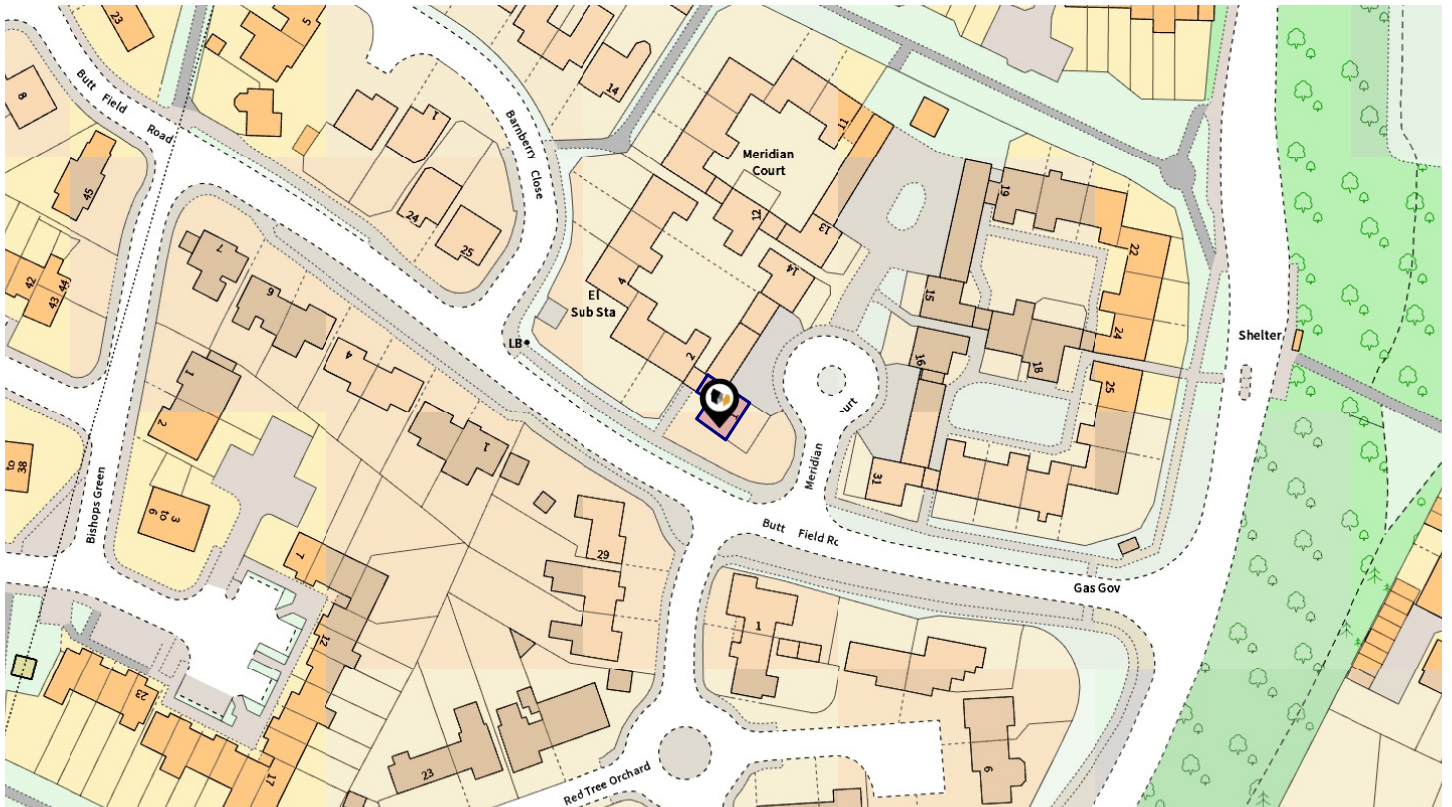
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Potential Buyer(s),

KEY FACTS FOR BUYERS

1, Meridian Court, Ashford, TN23 5UZ

September 2021



A guide to this property and the local area

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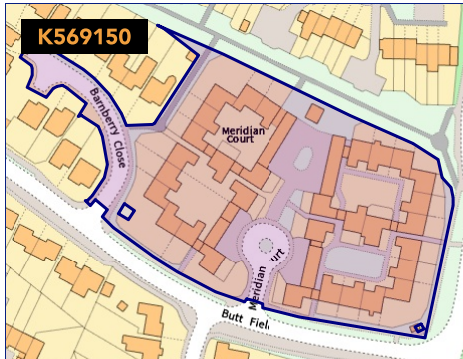
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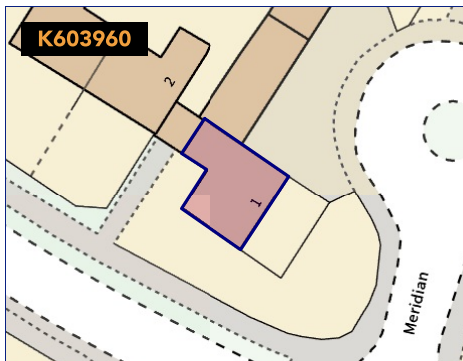
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
09 Nov 1984	09 Nov 2083	99 years	62 years

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13th September 2021

INTRODUCTION

Potential Buyer(s)

This 'Key Facts for Buyers' Report is produced to give potential purchasers as much relevant information as possible about the property they may be interested in, and its surrounding areas.

I am committed to provide an outstanding level of service for buyers as well as my selling Clients and this report will hopefully help inform your decision-making process about viewing and then offering to purchase in an informed manner.

If I can be of any additional help, please do not hesitate to contact me.

My office number is 01233 885180 or by email if you prefer on john.murray@exp.uk.com.

I will HELP 7-days a week and look forward to doing so.

Kind regards

John

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PROPERTY OVERVIEW

1, MERIDIAN COURT, ASHFORD, TN23 5UZ










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Detached	
2 Bedrooms	
Floor Area:	624.31 ft ² 58.00 m ²
Plot Size:	0.02 acres
Council Tax Band:	C
Annual Cost:	£1,680.20 (min)
Land Registry Title Number:	K603960
Tenure:	Leasehold
Lease Start Date:	09 Nov 1984
Lease End Date:	09 Nov 2083
Lease Term:	99 years from 9 November 1984
Term Remaining:	62 years
Last Sold On:	18 July 2018
Last Sold Price:	£200,000
£/sqft:	£320.51

AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Ashford
Predicted Broadband Speeds	
Basic:	18 Mbps
Superfast:	71 Mbps
Ultrafast:	500 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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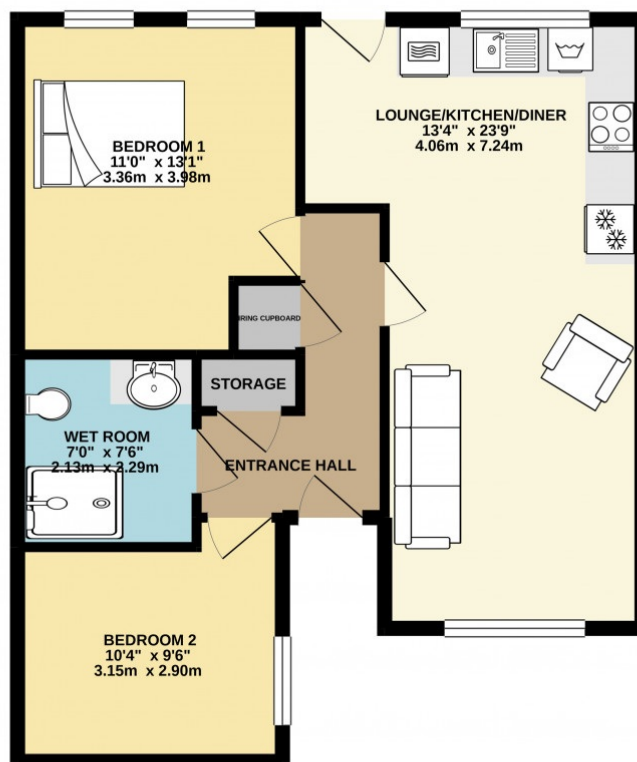
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

1, Meridian Court, ASHFORD, TN23 5UZ		Energy rating E
Valid until 28.01.2025	Certificate number 8707-5016-4229-0226-5953	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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SOLD ON YOUR STREET

SINCE 1995

27, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
02/06/2021	£180,000
09/07/2009	£135,000
7, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
09/04/2021	£175,000
21/08/2007	£148,000
9, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
27/11/2020	£172,000
02/04/2007	£146,500
09/12/2005	£142,000
17, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
26/11/2020	£175,000
30/09/2016	£154,950
21/12/2005	£143,500
10, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
29/05/2020	£167,500
14/07/2017	£140,000
29, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
06/12/2019	£187,500
13, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
18/07/2019	£163,000

22, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
19/10/2018	£185,000
19/09/2014	£142,500
11/01/2011	£150,000
10/11/2009	£130,500
25, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
12/10/2018	£170,500
24/07/2015	£160,000
28/04/2011	£159,995
27/09/2006	£149,950
14, Meridian Court, Meridian Court - Detached House	
Dates Sold	Price
03/08/2018	£185,000
14/08/2006	£149,950
1, Meridian Court, Meridian Court - Semi-Detached House	
Dates Sold	Price
18/07/2018	£200,000
18/03/2016	£160,000
24/02/2010	£132,000
6, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
26/06/2018	£162,500
29/08/2012	£145,000
20, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
25/05/2018	£180,000
10/08/2007	£149,995
15, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
25/05/2018	£185,000
13/02/2015	£150,000

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SOLD ON YOUR STREET

SINCE 1995

11, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
12/10/2017	£185,000
01/07/2015	£155,000
2, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
01/07/2016	£159,950
01/10/2013	£140,000
14/07/2009	£124,500
29/07/2005	£136,000
31, Meridian Court, Meridian Court - Detached House	
Dates Sold	Price
03/05/2016	£180,000
18/12/2009	£134,950
21, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
09/11/2015	£154,999
5, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
21/03/2014	£136,500
21/09/2009	£132,000
26, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
04/07/2011	£158,000
29/04/2005	£135,000
28, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
27/08/2010	£153,500
16, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
29/02/2008	£152,000

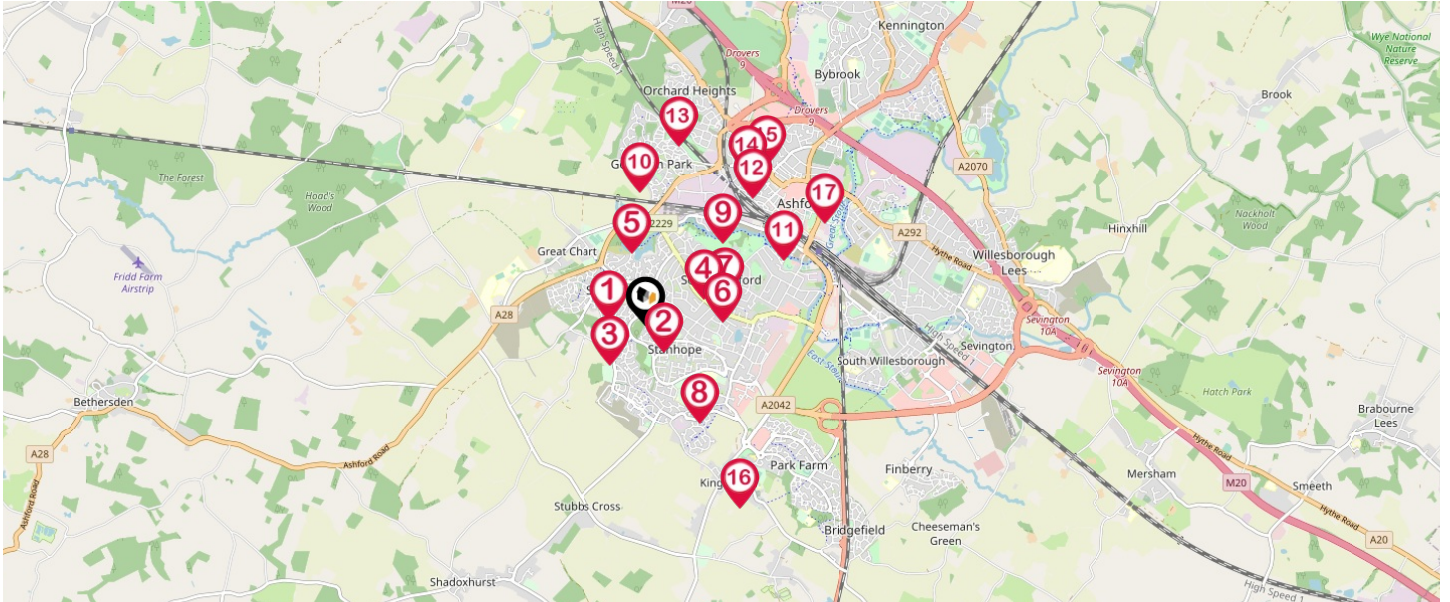
24, Meridian Court, Meridian Court - Flat-Maisonette House	
Dates Sold	Price
04/08/2006	£130,000
23, Meridian Court, Meridian Court - Terraced House	
Dates Sold	Price
15/04/2004	£125,000

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Great Chart Primary School	Outstanding	451	0.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaver Green Primary School	Good	445	0.26 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The John Wesley Church of England Methodist Voluntary A...	Good	446	0.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashford Oaks Community Primary School	Good	446	0.51 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Wyvern School (Buxford)	Good	306	0.55 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	St Simon of England Roman Catholic Primary School, Ashford	Good	206	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chilmington Green Primary School	-	72	0.66 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The John Wallis Church of England Academy	Good	1626	0.85 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Goldwyn Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Godinton Primary School	Good	420	0.99 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Victoria Road Primary School	Good	206	1.18 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ashford, St Mary's Church of England Primary School	Good	419	1.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Repton Manor Primary School	Good	480	1.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Highworth Grammar School	Outstanding	1516	1.38 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	St Teresa's Catholic Primary School	Good	215	1.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Kingsnorth Church of England Primary School	Good	421	1.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Ashford School	-	1001	1.57 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

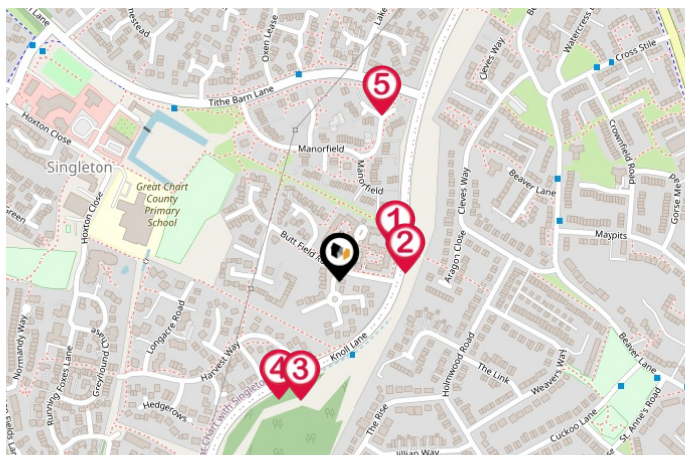
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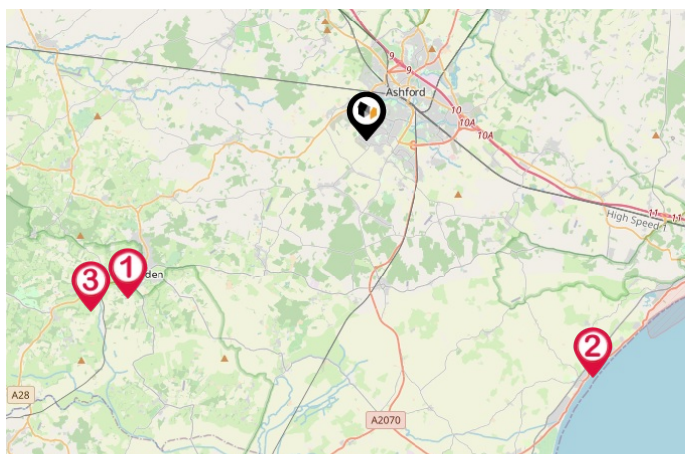
LOCAL AREA

NEAREST TRANSPORT LINKS



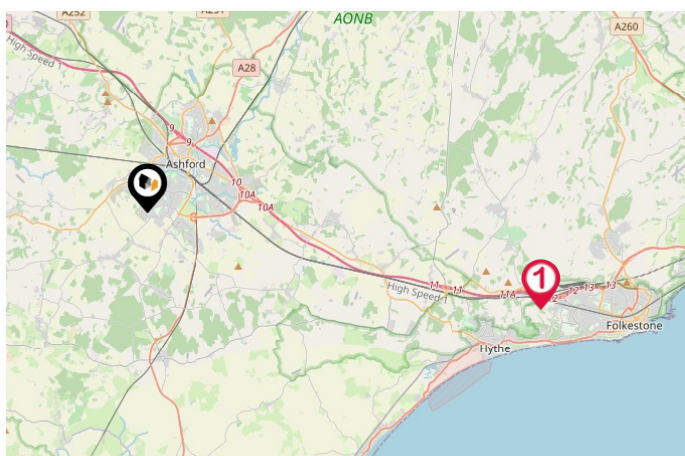
BUS STOPS/STATIONS

- 1 - Butt Field Road | 0.06 miles
- 2 - Butt Field Road | 0.07 miles
- 3 - Harvest Way | 0.11 miles
- 4 - Harvest Way | 0.12 miles
- 5 - Lakemead | 0.16 miles



LOCAL CONNECTIONS

- 1 - Tenterden Town Rail Station (KESR) | 8.4 miles
- 2 - Burmarsh Road Station (RHDR) | 9.86 miles
- 3 - Rolvenden Rail Station (KESR) | 9.54 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 12.18 miles

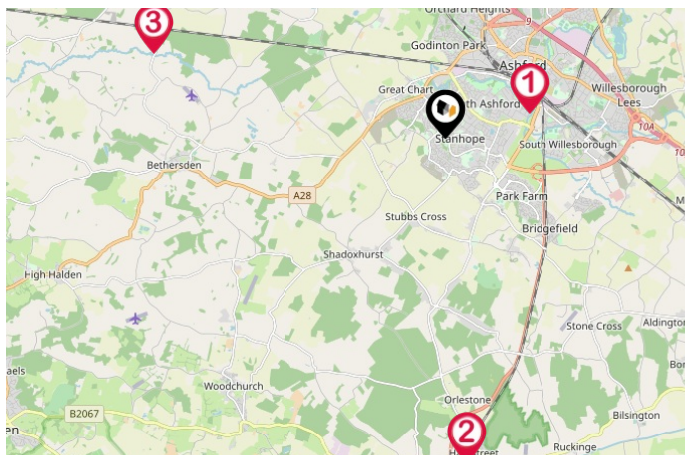
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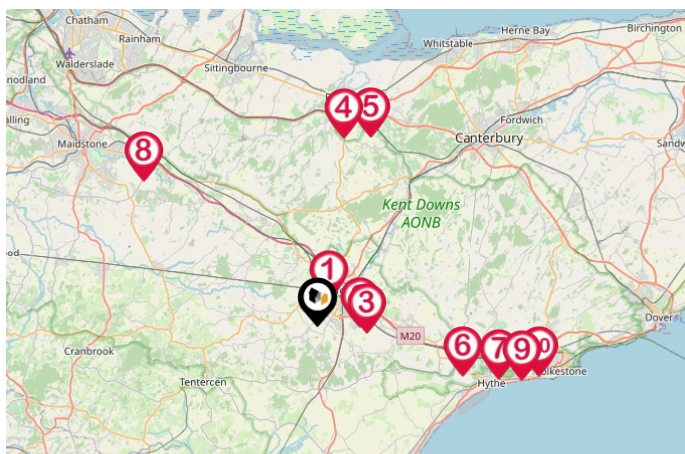
LOCAL AREA

NEAREST TRANSPORT LINKS



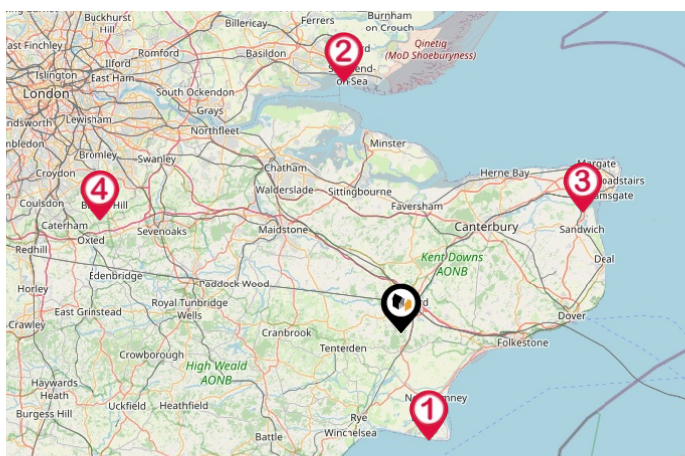
NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 1.38 miles
- 2 - Ham Street Rail Station | 4.83 miles
- 3 - Pluckley Rail Station | 4.45 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 1.85 miles
- 2 - M20 J10 | 2.79 miles
- 3 - M20 J10A | 3.26 miles
- 4 - M2 J6 | 11.4 miles
- 5 - M2 J7 | 11.81 miles
- 6 - M20 J11 | 9.36 miles
- 7 - M20 J11A | 11.46 miles
- 8 - M20 J8 | 13.28 miles
- 9 - M20 J12 | 12.82 miles
- 10 - M20 J13 | 13.77 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 13.26 miles
- 2 - London Southend Airport | 30.44 miles
- 3 - Kent International Airport | 26.45 miles
- 4 - Biggin Hill Airport | 37.67 miles

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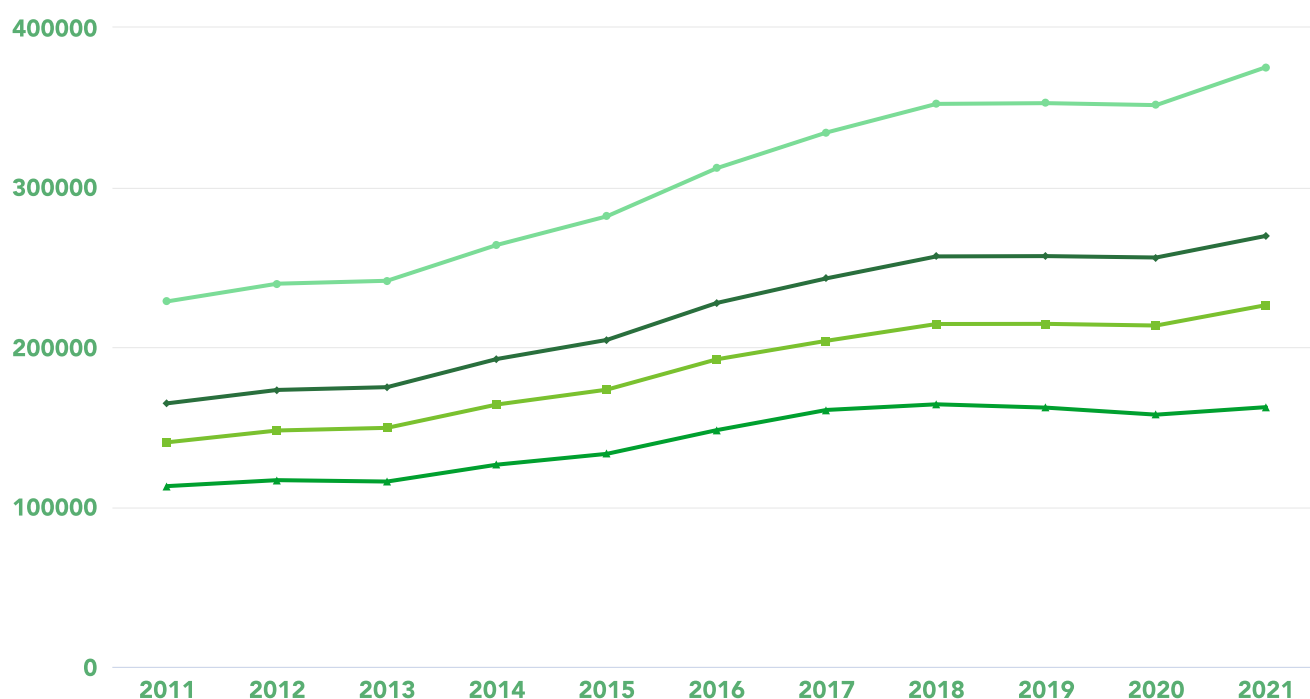
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 43.68%



TERRACED
+ 61.08%



SEMI-DETACHED
+ 63.53%



DETACHED
+ 64.08%

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About Us

For buyers, our mission is to introduce you to the home of your dreams and consistently go that extra mile to ensure you receive outstanding levels of customer care, fair, compliant service and for the home buying process to be as stress-free as possible. We hope our buyers then become our Clients of the future! It is also to give you relevant information to inform you as much as possible in your viewing and purchasing decisions. Our bespoke Sprift Key Facts For Buyers Reports help us to provide this in as open, fair and transparent manner as possible.

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DATA QUALITY

John Murray, powered by eXp 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:



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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.

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