

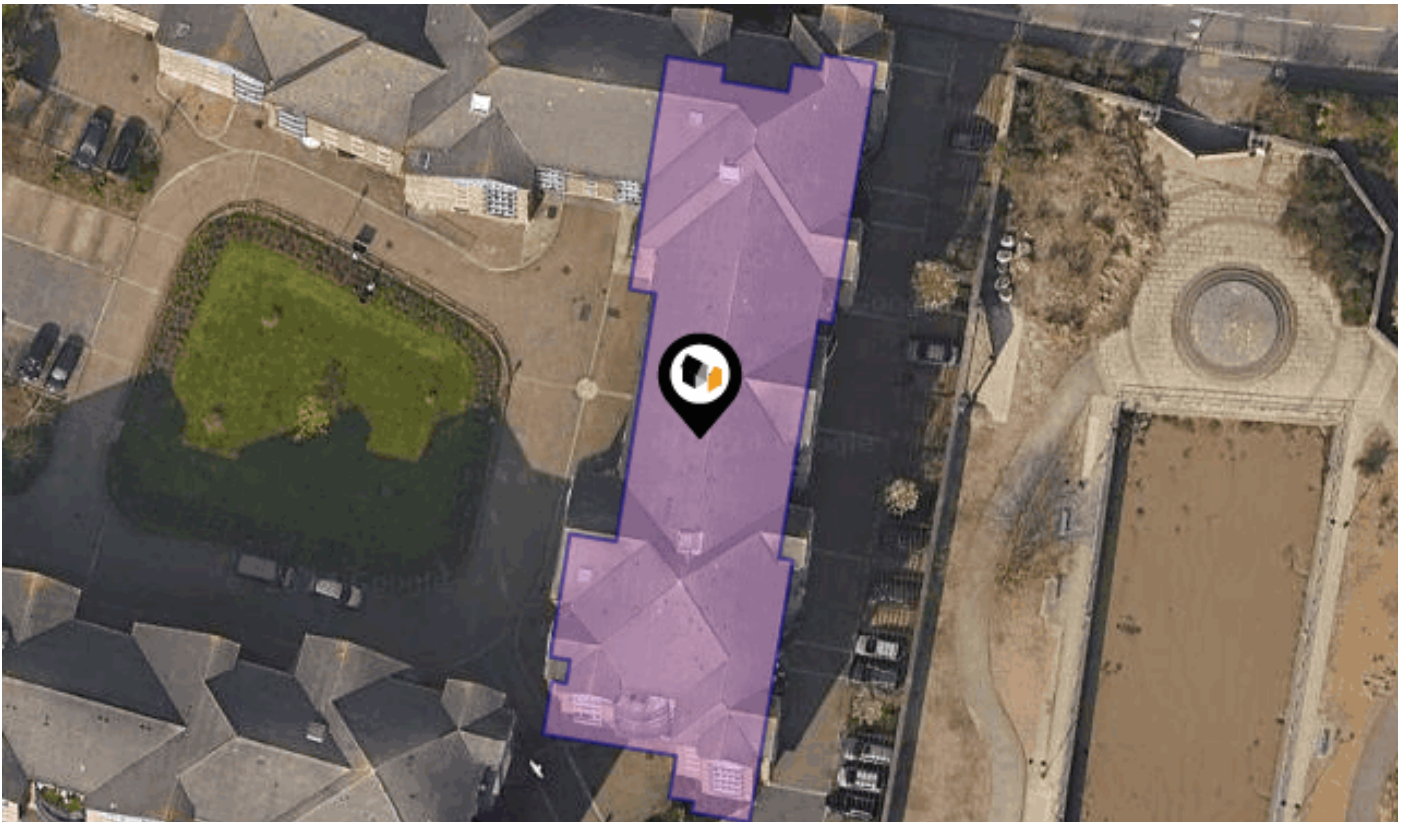


See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 19<sup>th</sup> March 2024**



**57, ARGENT STREET, GRAYS, RM17 6QT**

## **Griffin**

4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

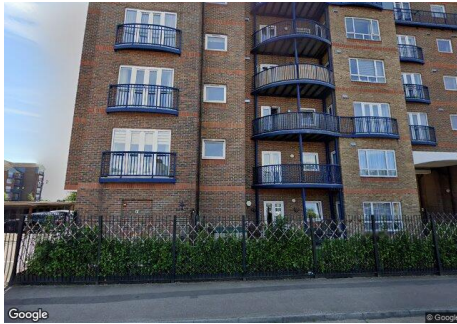
01375 397872

mark@griffingroup.co.uk

www.griffingroup.co.uk



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	07/09/2005
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£161,000
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£230
<b>Plot Area:</b>	0.25 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2005	<b>Start Date:</b>	06/09/2005
<b>Council Tax :</b>	Band D	<b>End Date:</b>	01/01/2130
<b>Annual Estimate:</b>	£1,735	<b>Lease Term:</b>	125 years from 1 January 2005
<b>Title Number:</b>	EX756462	<b>Term Remaining:</b>	105 years
<b>UPRN:</b>	10001044148		

## Local Area

<b>Local Authority:</b>	Thurrock
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

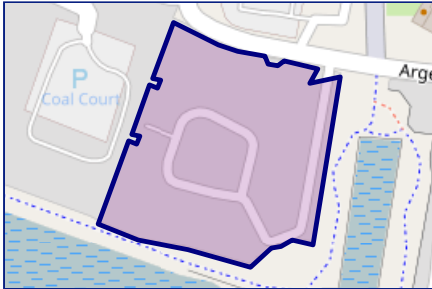


### Satellite/Fibre TV Availability:



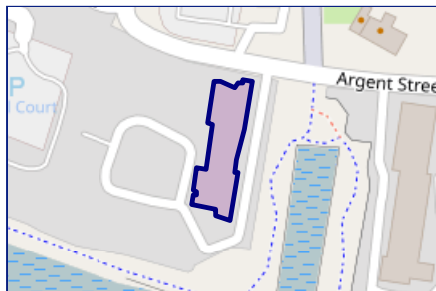
# Property Multiple Title Plans

## Freehold Title Plan



**EX841757**

## Leasehold Title Plan



**EX756462**

Start Date: 06/09/2005  
End Date: 01/01/2130  
Lease Term: 125 years from 1 January 2005  
Term Remaining: 105 years

# Property EPC - Certificate



57 ARGENT STREET, GRAYS, RM17 6QT

Energy rating

# B

Valid until 17.09.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

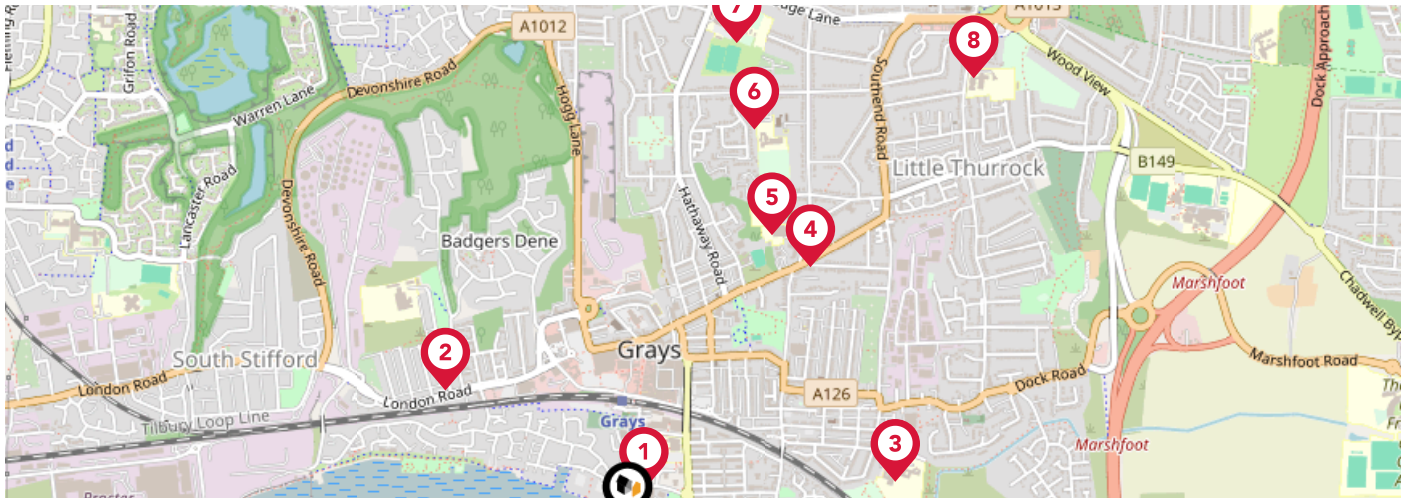
## EPC - Additional Data



### Additional EPC Data

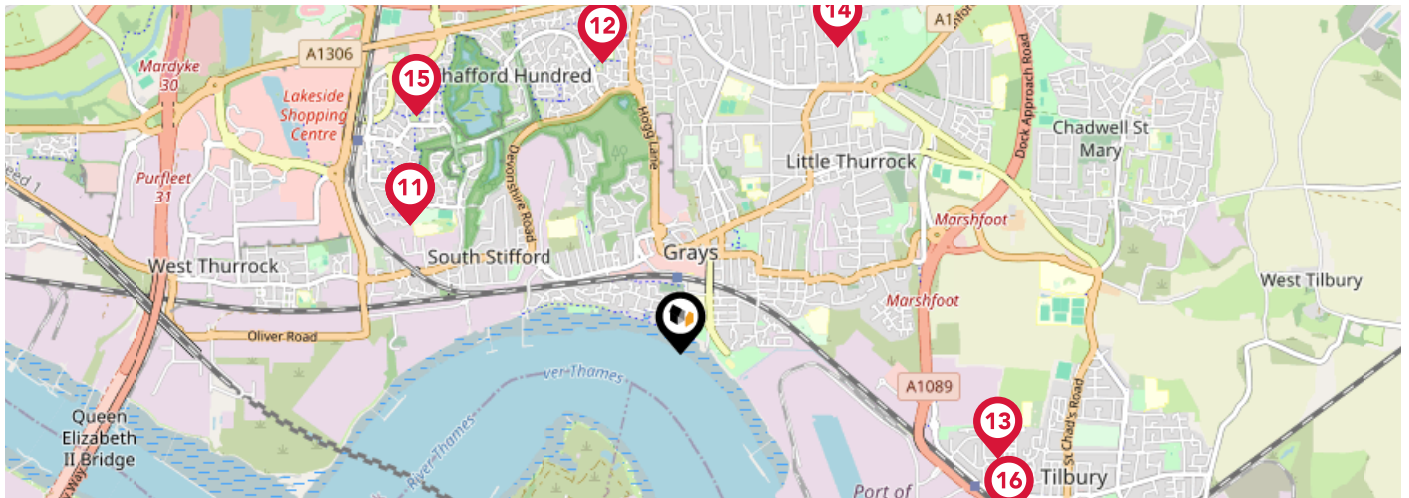
<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	Automatic charge control
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	(other premises below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	65 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thames Park Secondary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Belmont Castle Academy</b> Ofsted Rating: Good   Pupils: 705   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Thameside Primary School</b> Ofsted Rating: Good   Pupils: 818   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Quarry Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 541   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grays Convent High School</b> Ofsted Rating: Good   Pupils: 643   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas of Canterbury Catholic Primary School</b> Ofsted Rating: Good   Pupils: 608   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Hathaway Academy</b> Ofsted Rating: Good   Pupils: 862   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Little Thurrock Primary School</b> Ofsted Rating: Inadequate   Pupils: 676   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

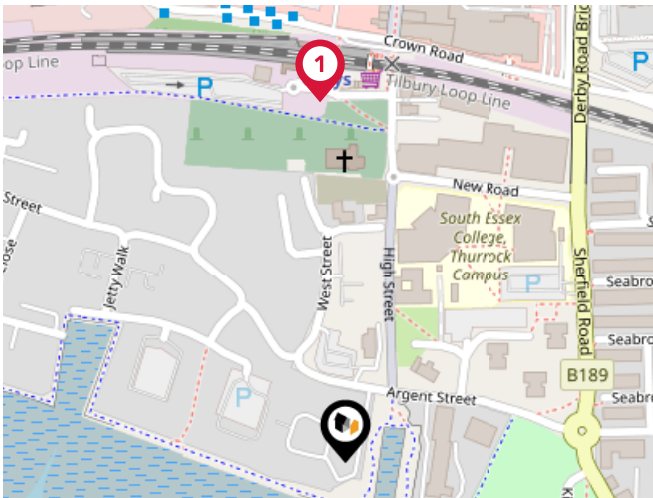
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Harris Primary Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 670   Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Harris Primary Academy Mayflower</b> Ofsted Rating: Outstanding   Pupils: 746   Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Harris Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 1354   Distance:1.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Olive AP Academy - Thurrock</b> Ofsted Rating: Good   Pupils: 77   Distance:1.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Deneholm Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Warren Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Lansdowne Primary Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

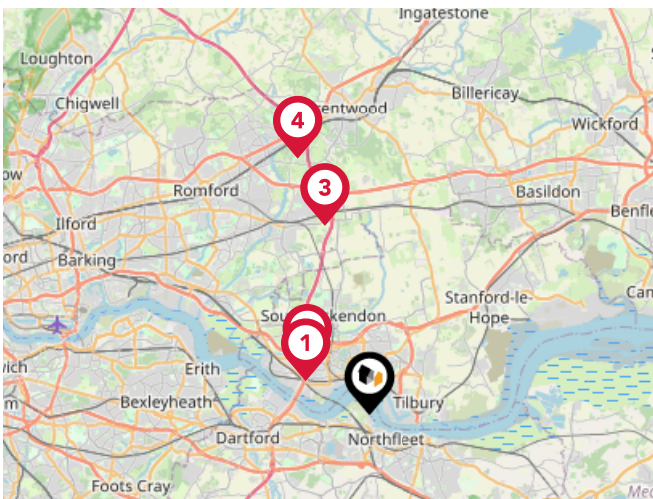
# Area

## Transport (National)



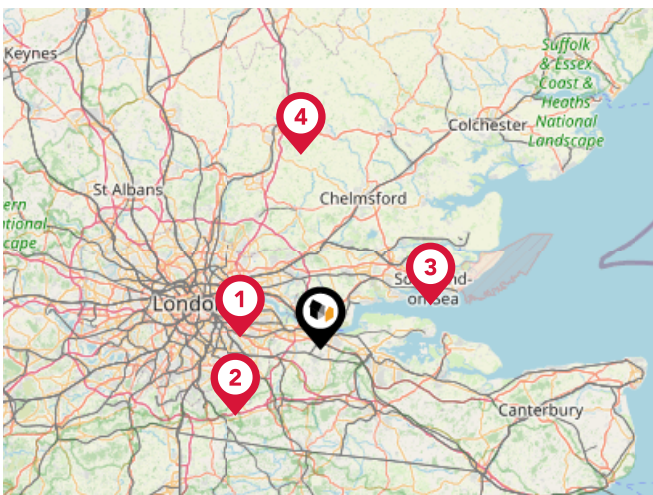
### National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	0.21 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	2.63 miles
2	M25 J30	2.9 miles
3	M25 J29	7.12 miles
4	M25 J28	9.77 miles



### Airports/Helipads

Pin	Name	Distance
1	London City Airport	11.9 miles
2	Biggin Hill Airport	15.81 miles
3	London Southend Airport	17.67 miles
4	London Stansted Airport	28.99 miles



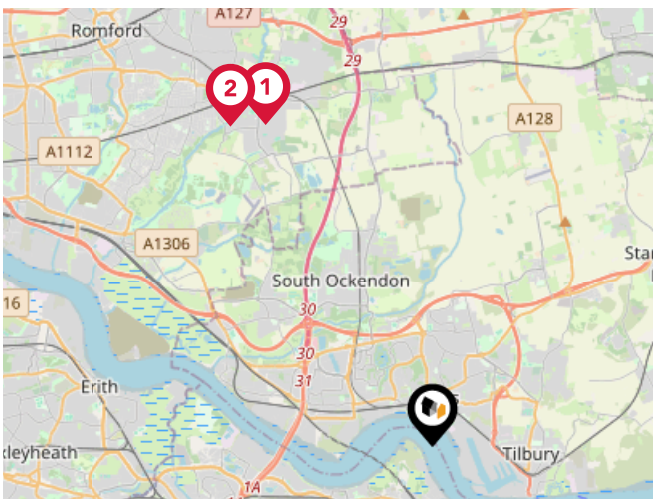
# Area

## Transport (Local)



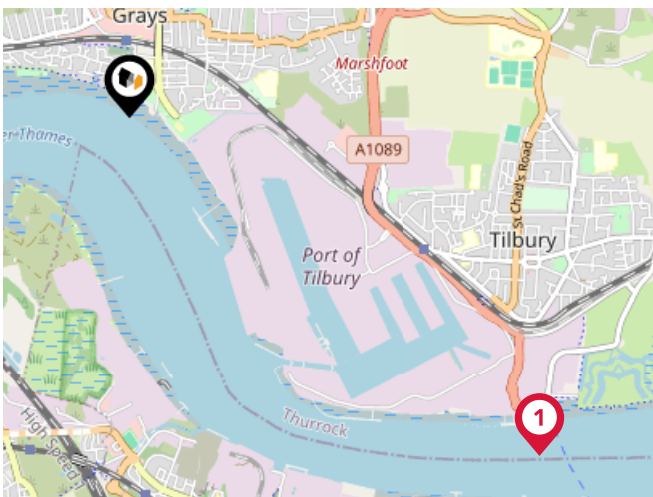
### Bus Stops/Stations

Pin	Name	Distance
1	Derby Road Bridge	0.16 miles
2	Argent Street	0.17 miles
3	Aldi	0.38 miles
4	Aldi	0.38 miles
5	Jetty Walk	0.36 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.68 miles
2	Upminster Bridge Underground Station	6.97 miles



### Ferry Terminals

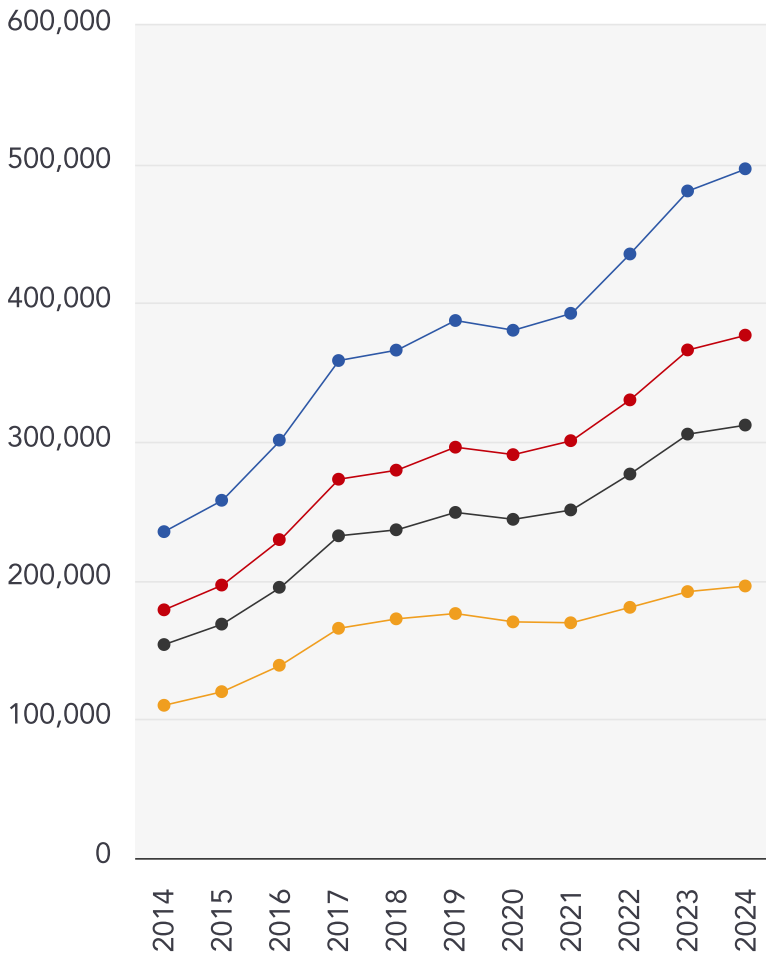
Pin	Name	Distance
1	Tilbury Ferry Terminal	2.45 miles
2	Woolwich Arsenal Pier	10.94 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RM17



Detached

**+111.17%**

Semi-Detached

**+110.65%**

Terraced

**+102.81%**

Flat

**+78.1%**



### Griffin

---

Not only are we a popular choice for those looking to sell their home, but we are also the leading Essex estate agent if you are searching for the perfect property to buy.

Our high standing amongst sellers means that we have a wide range of properties for buyers to take their pick from. We know that everyone is looking for something different when it comes to buying a home, and that's why we make a real effort to get to know everyone who reaches out to our team.

We will help you find a home that meets your requirements and is within your budget and we will arrange a viewing that suits both you and the property owner as soon as possible. Our estate agents in Essex really do go above and beyond, which has made them some of the most popular in the county.



### Testimonial 1



Every member of the team I dealt with were amazing (Ellie, Demi, Lorna). Our situation was a tricky one with a lot of emotion so to deal with such lovely humans made our process very positive. Information was shared very promptly which allowed my family and I to focus on the other tricky parts of moving property at short notice. Thank you all so much.

### Testimonial 2



What a breath of fresh air this agency is. Great staff and communication and Alana was always there to help and reply to any advice that we needed. She really did make our experience so much more simple

### Testimonial 3



I'd like to say a big thank you to Robbie. Who helped me and my partner with everything. He was very professional, polite and charismatic. Would definitely recommend Griffin's to friends and Family looking for a home.

### Testimonial 4



Perfect and fully professional service. Abi Taylor is the best real property agent I have ever met in my life. Jane Tolentino is the best mortgage specialist I have ever seen. Great team!



/griffinresidentialgroup



/GriffinResGroup



/griffin.residential.group



/company/griffin-residential-grays

# Griffin

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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

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

Sprift Technologies Ltd 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 within 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.



#### Griffin

4-6 Queensgate Centre, Orsett Road,  
Grays, Essex RM17 5DF  
01375 397872  
mark@griffingroup.co.uk  
www.griffingroup.co.uk

