

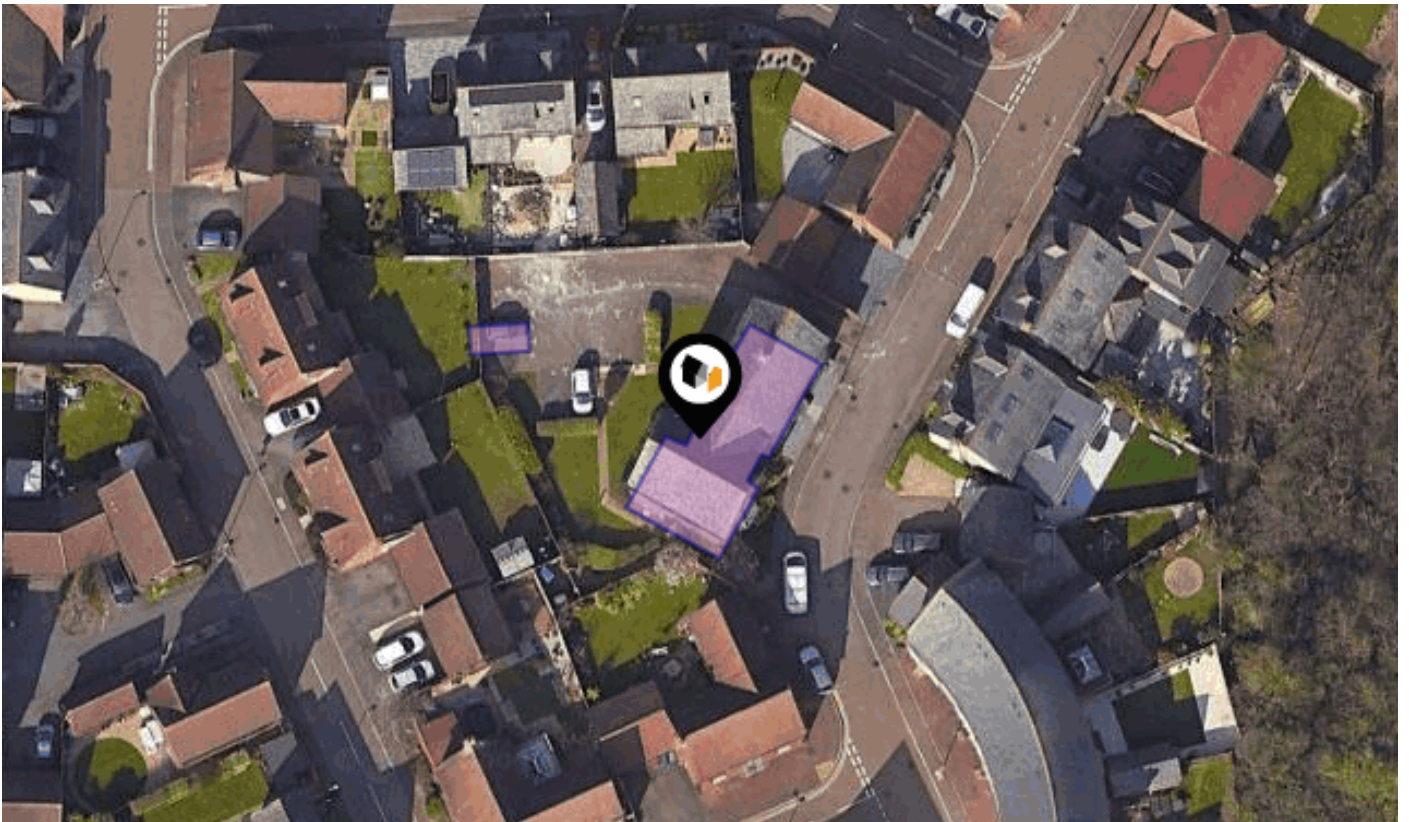


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th March 2024



18, SAN JUAN DRIVE, GRAYS, RM16 6LQ

Griffin

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

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	28/09/2016
Bedrooms:	2	Last Sold Price:	£190,000
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft²:	£315
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2003	Start Date:	29/05/2003
Council Tax :	Band C	End Date:	01/04/2127
Annual Estimate:	£1,542	Lease Term:	125 years from 1 April 2002
Title Number:	EX707654	Term Remaining:	103 years
UPRN:	10001049453		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	47 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

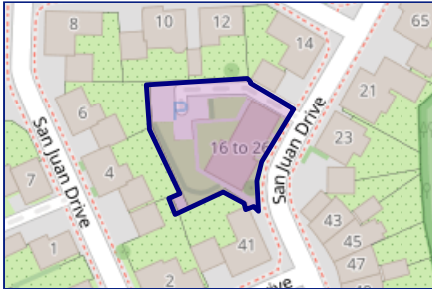


Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



EX724517

Leasehold Title Plan



EX707654

Start Date: 29/05/2003
End Date: 01/04/2127
Lease Term: 125 years from 1 April 2002
Term Remaining: 103 years

Property EPC - Certificate



18 San Juan Drive Chafford Hundred GRAYS RM16 6LQ

Energy rating

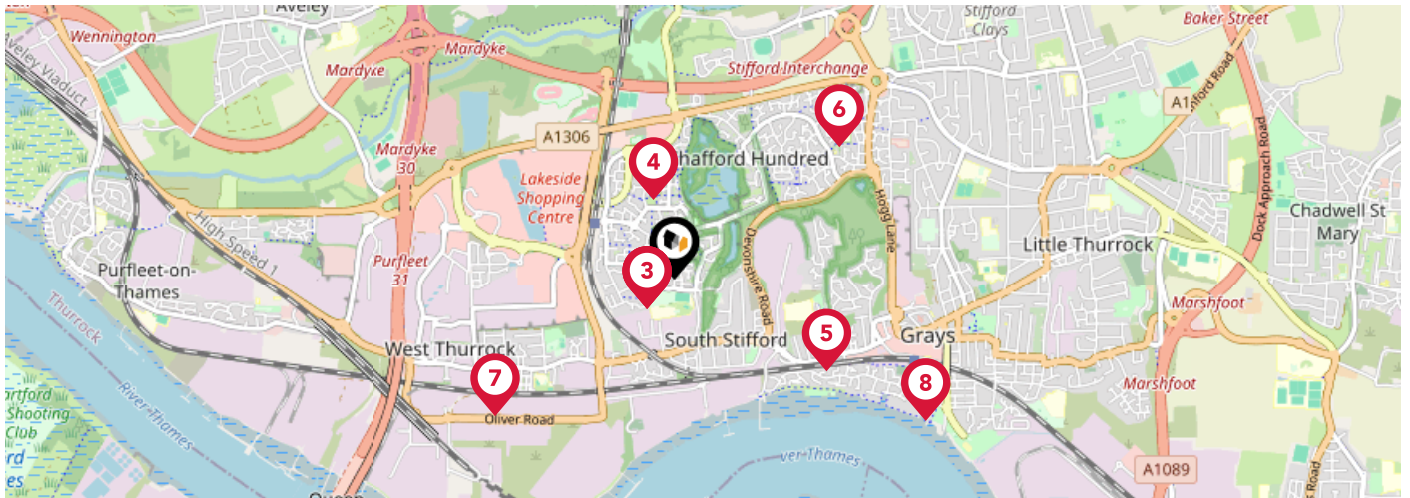
C

Valid until 08.03.2034

Certificate number
2116-4761-1958-9510-7592

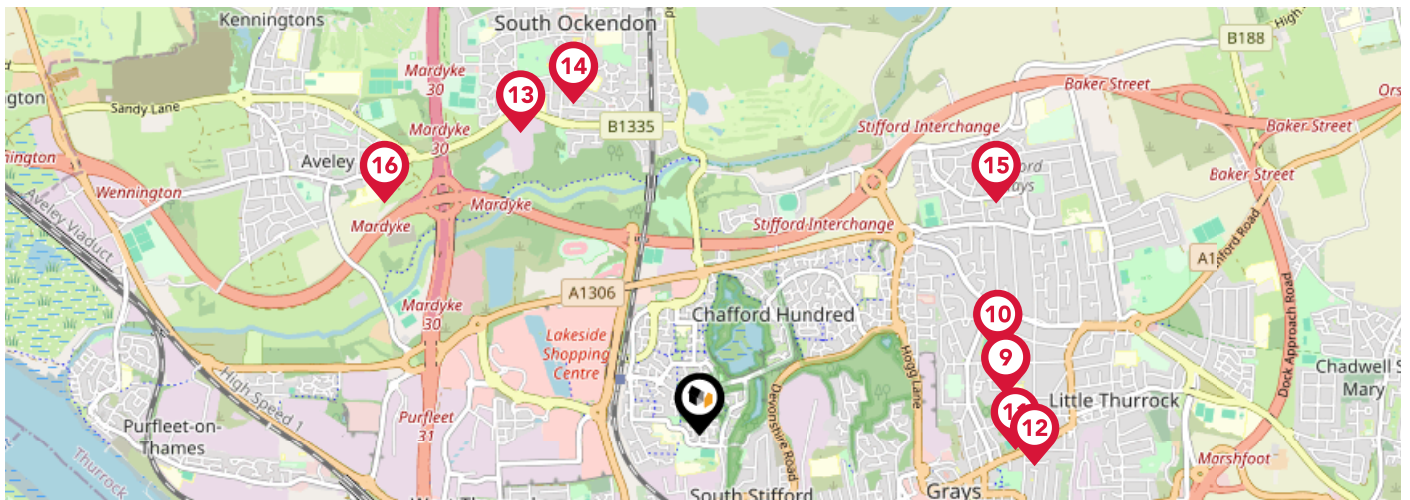
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Harris Primary Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 670 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Harris Primary Academy Mayflower Ofsted Rating: Outstanding Pupils: 746 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Harris Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 1354 Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Warren Primary School Ofsted Rating: Good Pupils:0 Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 West Thurrock Academy Ofsted Rating: Good Pupils: 473 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

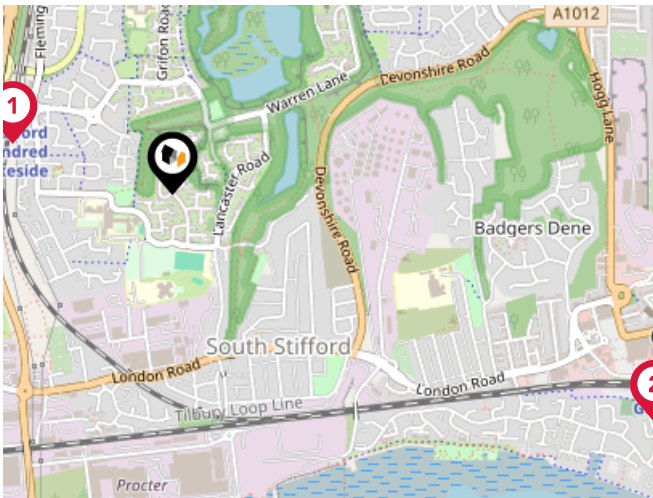
Area Schools



	Nursery	Primary	Secondary	College	Private
 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Somers Heath Primary School Ofsted Rating: Good Pupils: 425 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stifford Clays Primary School Ofsted Rating: Good Pupils: 694 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aveley Primary School Ofsted Rating: Requires Improvement Pupils: 464 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

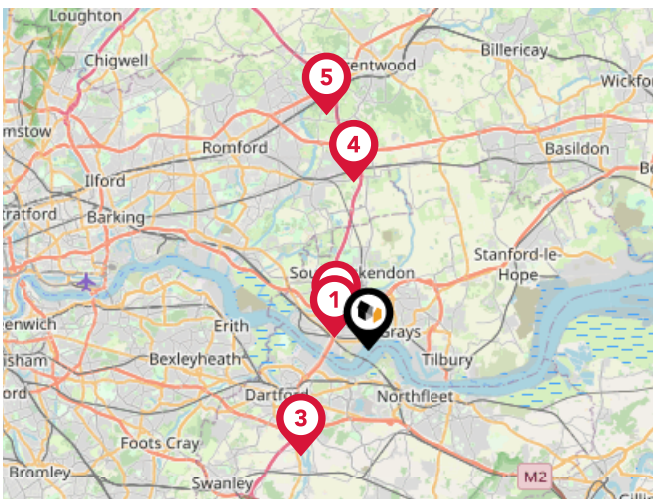
Area

Transport (National)



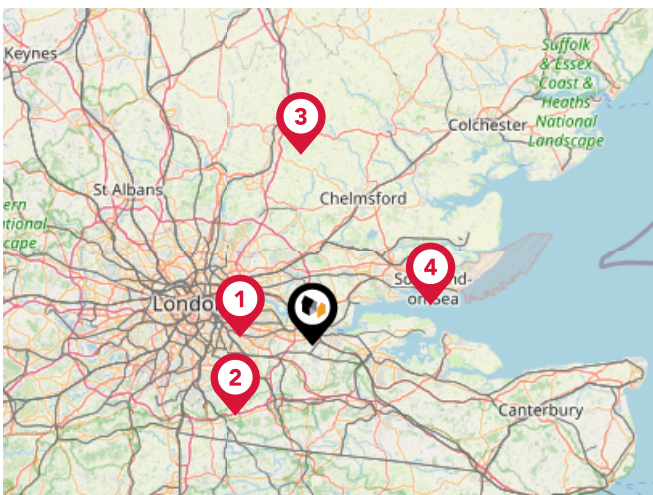
National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	0.39 miles
2	Grays Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	1.31 miles
2	M25 J30	1.56 miles
3	M25 J2	4.63 miles
4	M25 J29	6.22 miles
5	M25 J28	8.81 miles

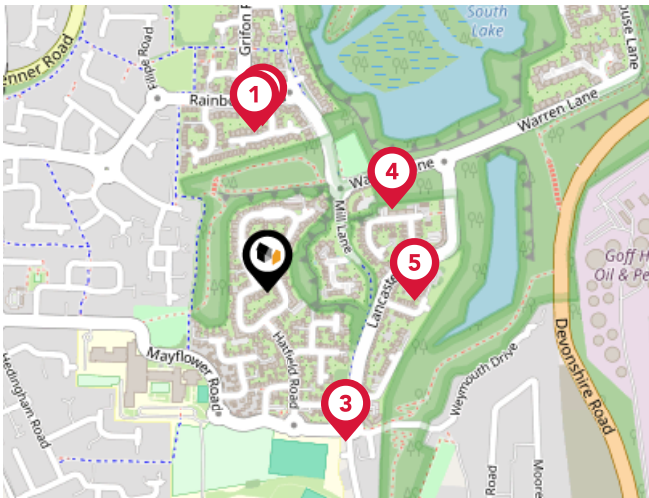


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.68 miles
2	Biggin Hill Airport	15.42 miles
3	London Stansted Airport	28.17 miles
4	London Southend Airport	18.47 miles

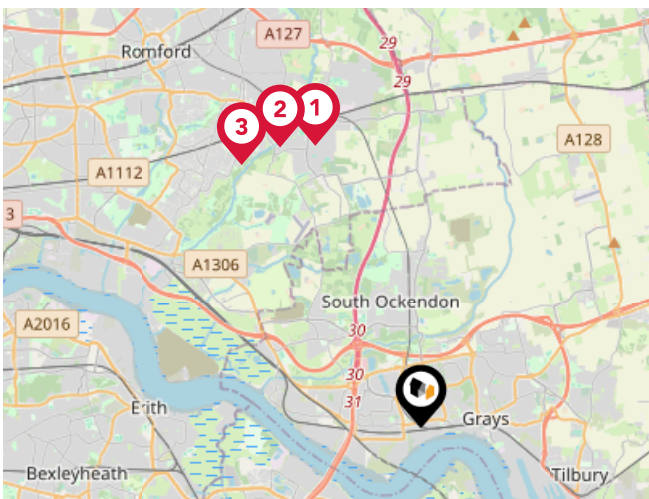
Area

Transport (Local)



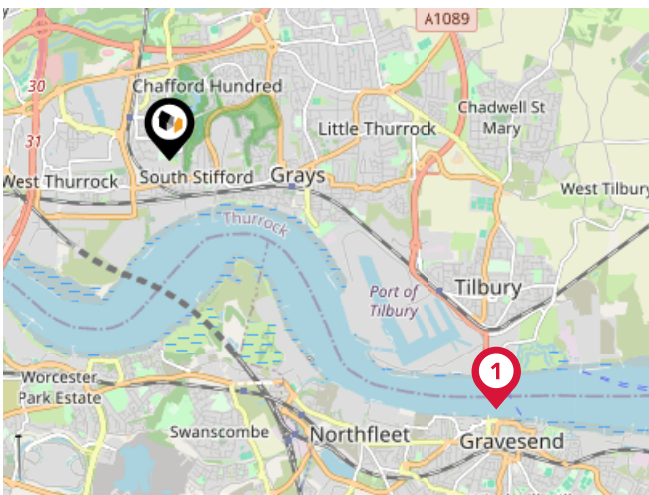
Bus Stops/Stations

Pin	Name	Distance
1	Rainbow Road Victory Close	0.19 miles
2	Rainbow Road Victory Close	0.19 miles
3	Lancaster Road	0.19 miles
4	Warren Lane	0.17 miles
5	Maunder Close	0.17 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	5.55 miles
2	Upminster Bridge Underground Station	5.78 miles
3	Hornchurch Underground Station	5.88 miles



Ferry Terminals

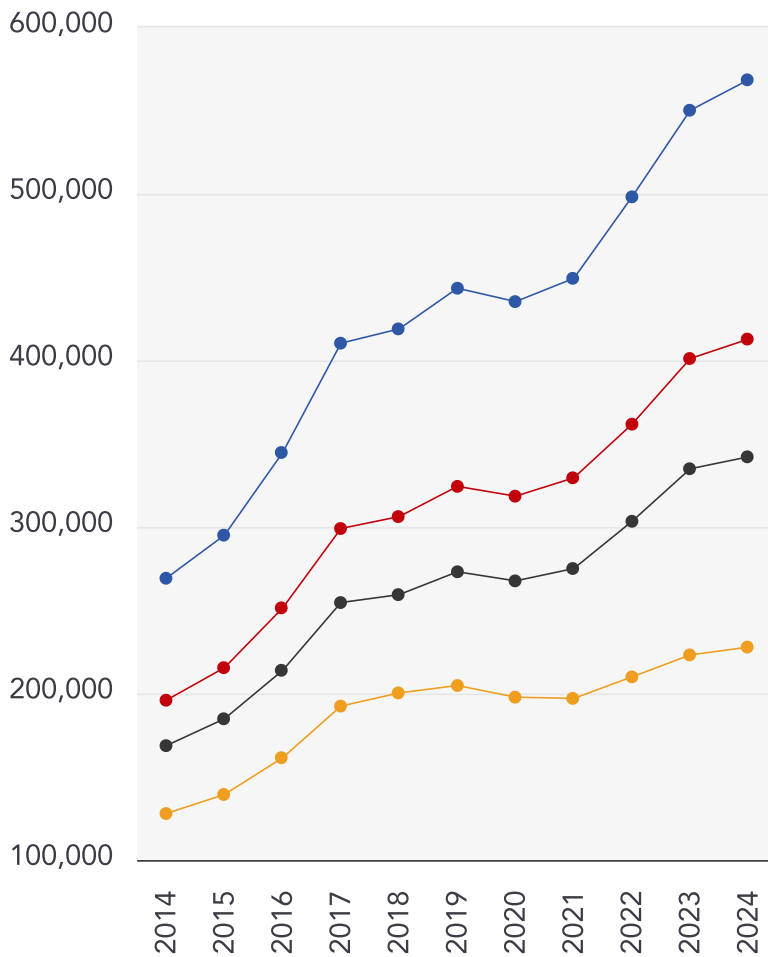
Pin	Name	Distance
1	Tilbury Ferry Terminal	3.79 miles
2	Woolwich Arsenal Pier	9.74 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RM16



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!



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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.



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