

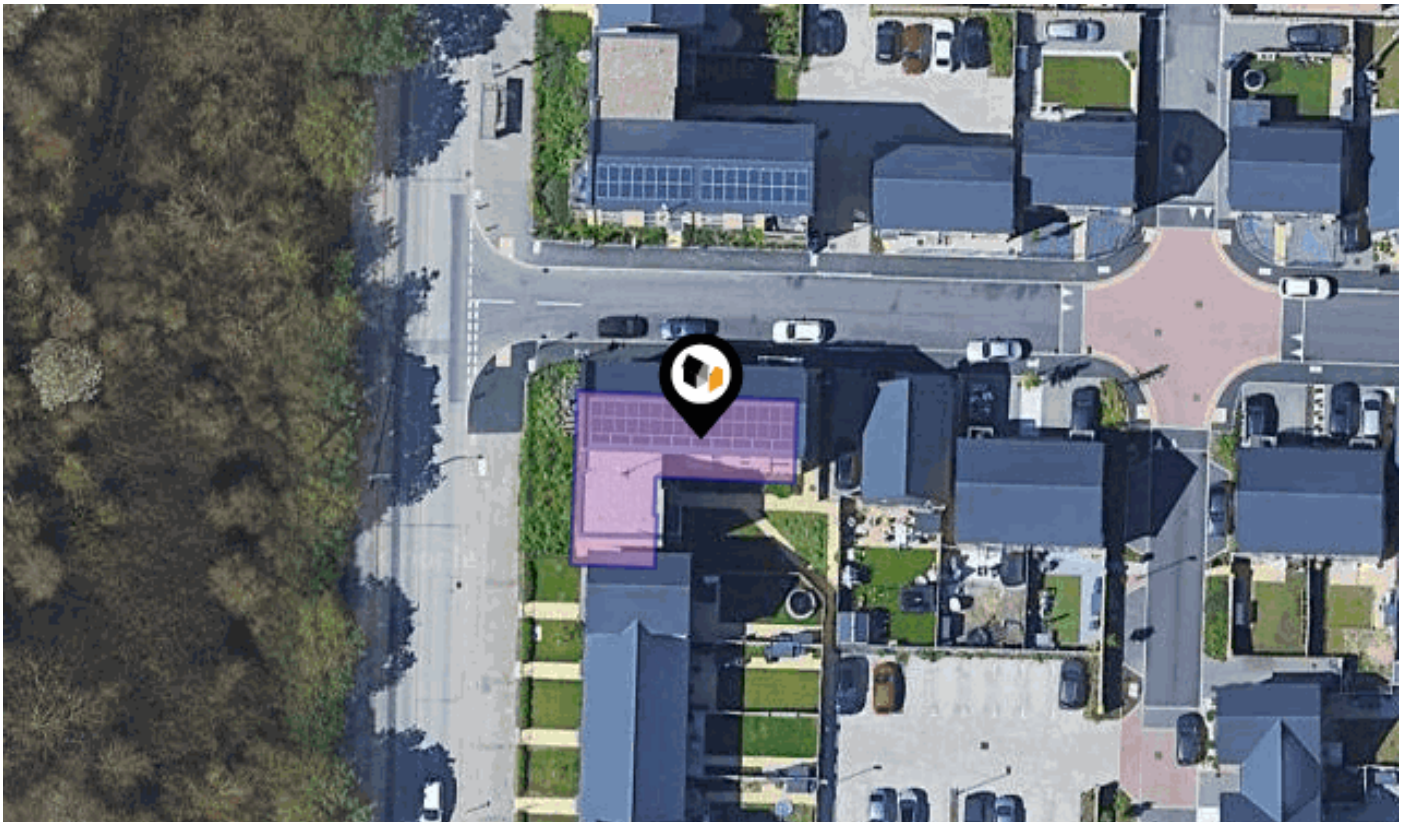


See More Online

# **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Thursday 07<sup>th</sup> March 2024**



## **FALCON WAY, SOUTH OCKENDON, RM15**

### **Griffin**

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

01375 397872

toni@griffingroup.co.uk

www.griffingroup.co.uk

# Property Overview



## Property

|                         |   |                          |  |
|-------------------------|---|--------------------------|--|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold</b>         | £342                                       |
| <b>Bedrooms:</b>        | 3                                       | <b>£/ft<sup>2</sup>:</b> |  |
| <b>Floor Area:</b>      | 656 ft <sup>2</sup> / 61 m <sup>2</sup> | <b>Tenure:</b>           | Leasehold                                  |
| <b>Plot Area:</b>       | 0.05 acres                              | <b>Start Date:</b>       | 23/07/2019                                 |
| <b>Year Built :</b>     | 2019                                    | <b>End Date:</b>         | 01/08/3017                                 |
| <b>Council Tax :</b>    | Band C                                  | <b>Lease Term:</b>       | 999 years from and including 1 August 2018 |
| <b>Annual Estimate:</b> | £1,542                                  | <b>Term Remaining:</b>   | 994 years                                  |
| <b>Title Number:</b>    | AA6772                                  |                          |  |
| <b>UPRN:</b>            | 10093504933                             |                          |  |

## Local Area

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

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

|                  |                     |
|------------------|---------------------|
| <b>8</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                     |

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



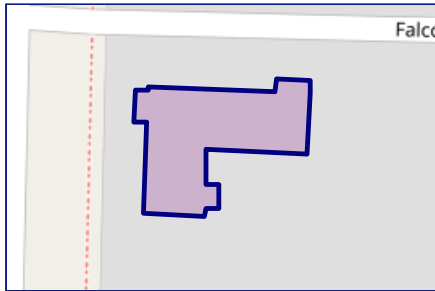
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

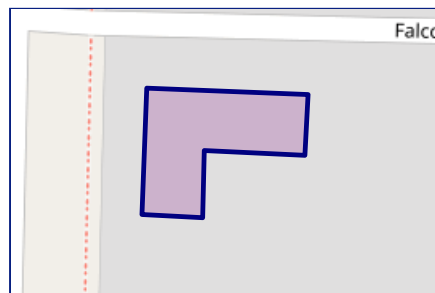


## Freehold Title Plan



**AA19011**

## Leasehold Title Plan



**AA6772**

Start Date: 23/07/2019  
End Date: 01/08/3017  
Lease Term: 999 years from and including 1 August 2018  
Term Remaining: 994 years

# Property EPC - Certificate



Falcon Way, RM15

Energy rating

# B

Valid until 03.07.2029

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

# Property

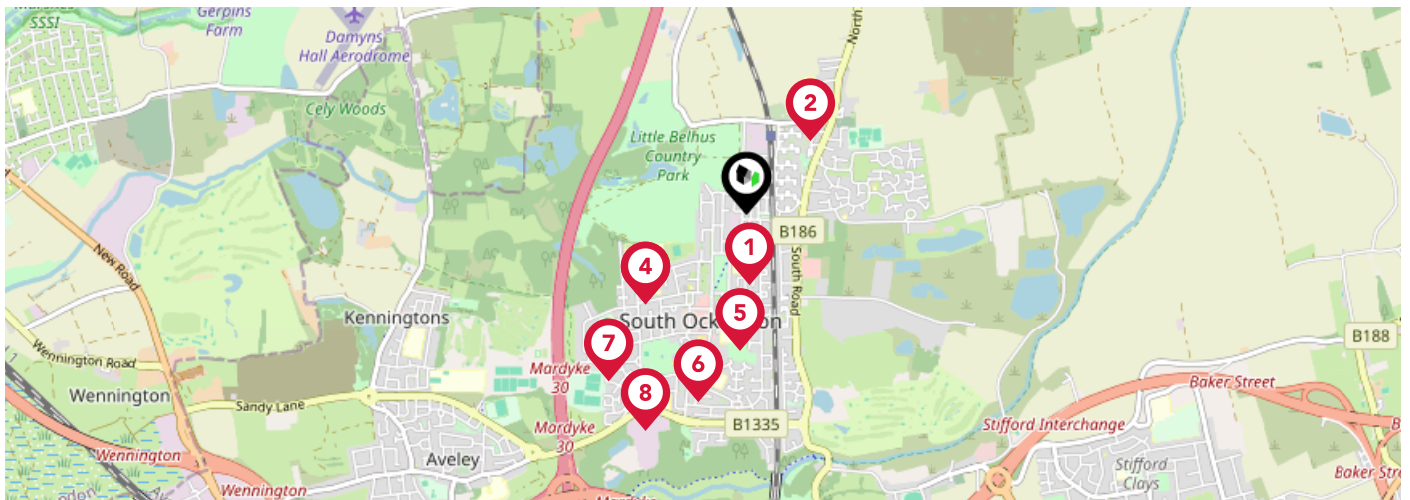
## EPC - Additional Data



### Additional EPC Data

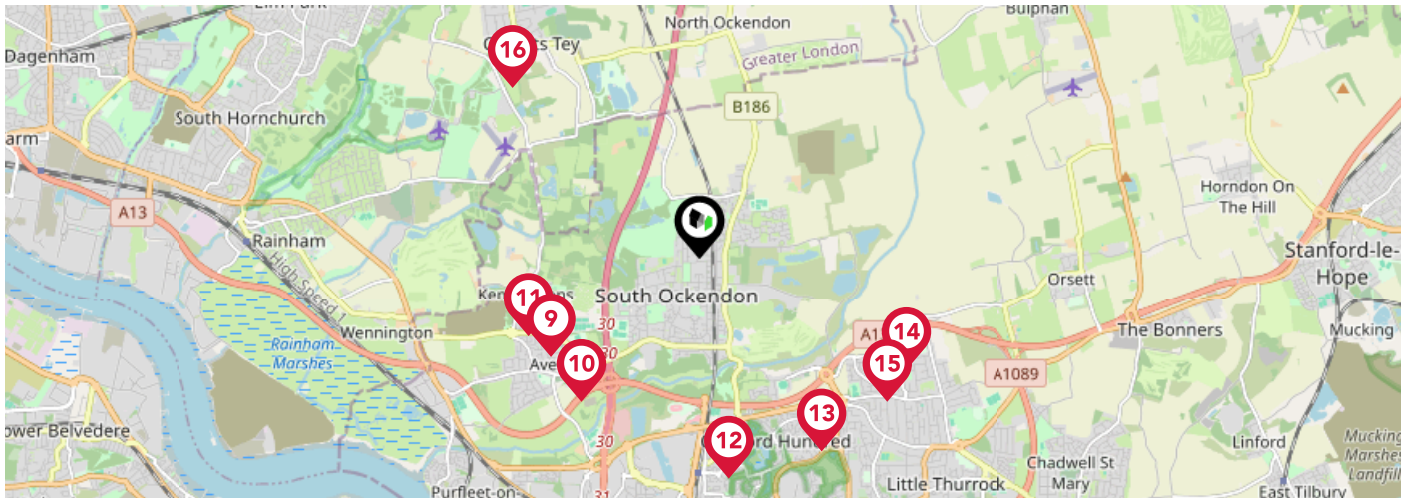
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Enclosed End-Terrace  |
| <b>Transaction Type:</b>            | New dwelling  |
| <b>Energy Tariff:</b>               | Standard tariff   |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Floor Level:</b>                 | Top floor   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Average thermal transmittance 0.19 W/m-Â°K                                  |
| <b>Walls Energy:</b>                | Very Good   |
| <b>Roof:</b>                        | Average thermal transmittance 0.10 W/m-Â°K                                  |
| <b>Roof Energy:</b>                 | Very Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas   |
| <b>Main Heating Controls:</b>       | Time and temperature zone control   |
| <b>Hot Water System:</b>            | From main system  |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | (other premises below)  |
| <b>Total Floor Area:</b>            | 61 m <sup>2</sup>   |

# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Bonnygate Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.32              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Benyon Primary School</b><br>Ofsted Rating: Good   Pupils: 264   Distance:0.46              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Beacon Hill Academy</b><br>Ofsted Rating: Outstanding   Pupils: 65   Distance:0.62          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Harris Academy Ockendon</b><br>Ofsted Rating: Inadequate   Pupils: 1239   Distance:0.62     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Shaw Primary Academy</b><br>Ofsted Rating: Good   Pupils: 437   Distance:0.63               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 236   Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Dilkes Academy</b><br>Ofsted Rating: Outstanding   Pupils: 474   Distance:0.99              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Somers Heath Primary School</b><br>Ofsted Rating: Good   Pupils: 425   Distance:1.1         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

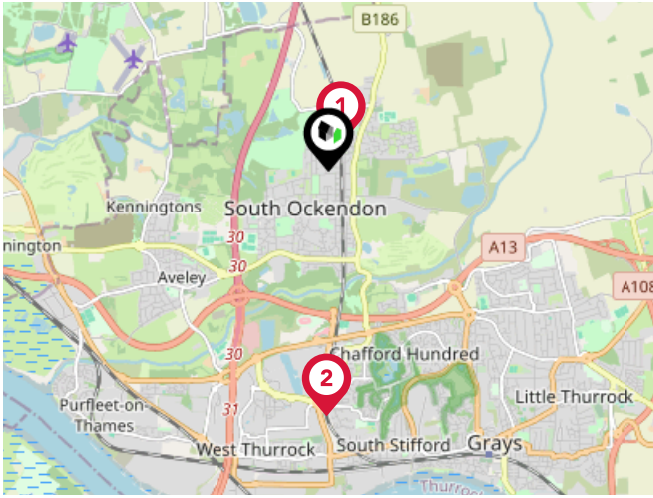
# Area Schools



|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Ormiston Park Academy</b><br>Ofsted Rating: Good   Pupils: 649   Distance:1.65                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Aveley Primary School</b><br>Ofsted Rating: Requires Improvement   Pupils: 464   Distance:1.71   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kenningtons Primary Academy</b><br>Ofsted Rating: Good   Pupils: 453   Distance:1.73             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Warren Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:2.05                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tudor Court Primary School</b><br>Ofsted Rating: Good   Pupils: 857   Distance:2.1               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>William Edwards School</b><br>Ofsted Rating: Requires Improvement   Pupils: 1266   Distance:2.17 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stifford Clays Primary School</b><br>Ofsted Rating: Good   Pupils: 694   Distance:2.18           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oakfields Montessori School</b><br>Ofsted Rating: Not Rated   Pupils: 203   Distance:2.34        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

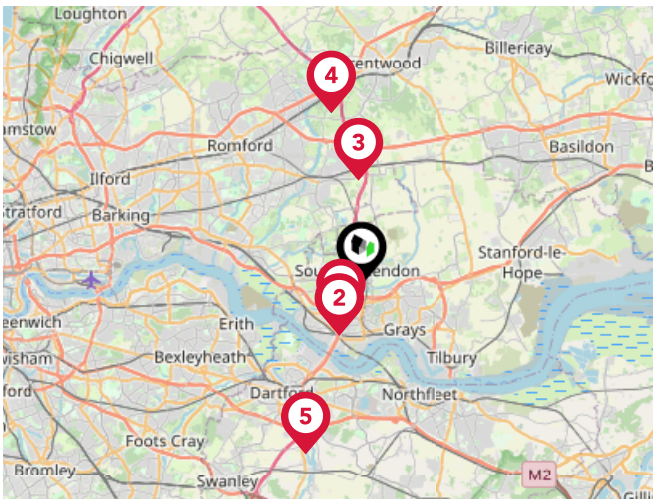
# Area

## Transport (National)



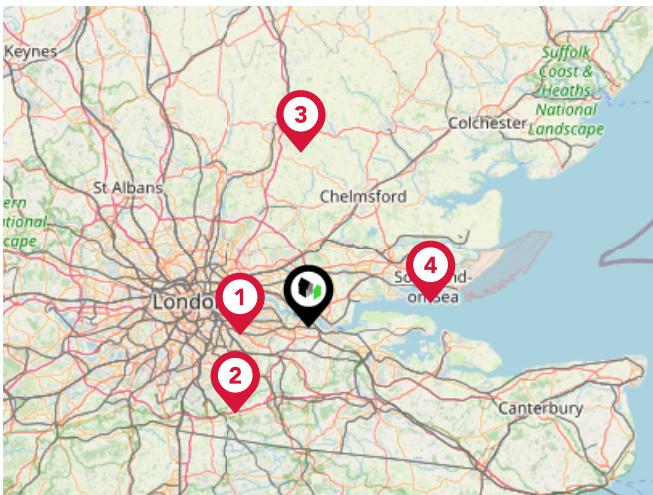
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Ockendon Rail Station         | 0.27 miles |
| 2   | Chafford Hundred Rail Station | 2.28 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M25 J30 | 1.6 miles  |
| 2   | M25 J31 | 2.11 miles |
| 3   | M25 J29 | 3.81 miles |
| 4   | M25 J28 | 6.39 miles |
| 5   | M25 J2  | 6.65 miles |



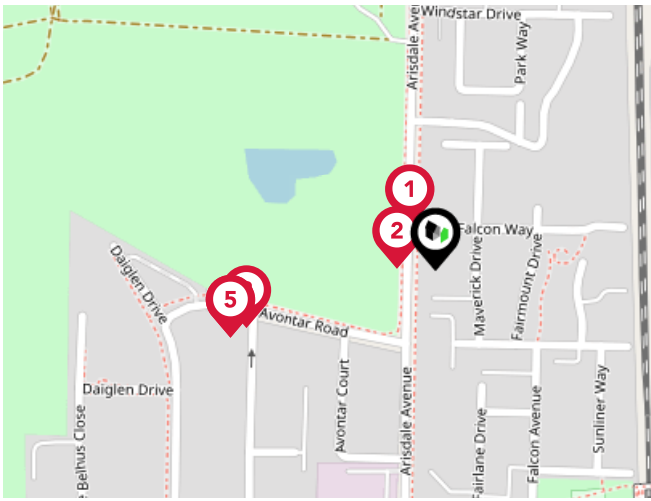
### Airports/Helipads

| Pin | Name                    | Distance    |
|-----|-------------------------|-------------|
| 1   | London City Airport     | 10.28 miles |
| 2   | Biggin Hill Airport     | 16.89 miles |
| 3   | London Stansted Airport | 25.77 miles |
| 4   | London Southend Airport | 18.2 miles  |



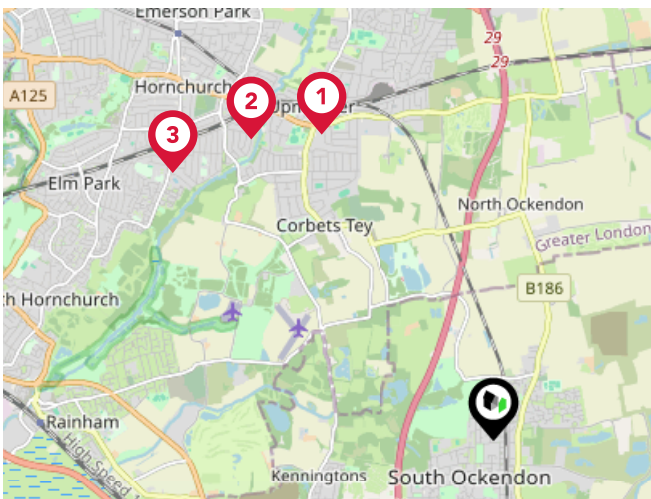
# Area

## Transport (Local)



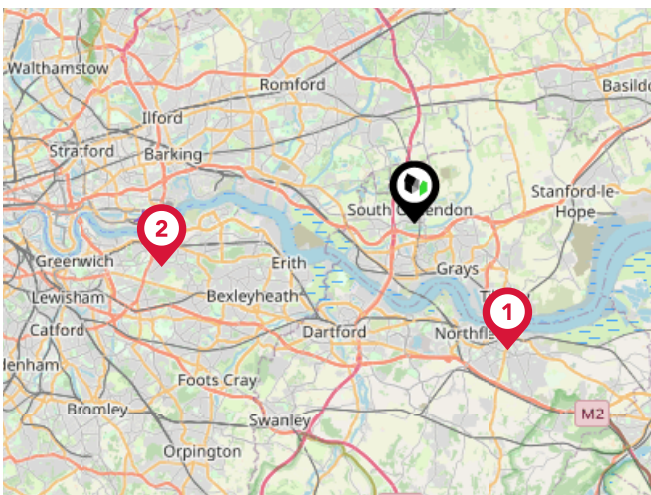
### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Arisdale Avenue | 0.03 miles |
| 2   | Arisdale Avenue | 0.02 miles |
| 3   | Anton Road      | 0.11 miles |
| 4   | Avontar road    | 0.12 miles |
| 5   | Avontar Road    | 0.12 miles |



### Local Connections

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Upminster Underground Station        | 3.22 miles |
| 2   | Upminster Bridge Underground Station | 3.56 miles |
| 3   | Hornchurch Underground Station       | 3.84 miles |



### Ferry Terminals

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Tilbury Ferry Terminal | 5.78 miles |
| 2   | Woolwich Arsenal Pier  | 9.48 miles |



### Griffin

---

Griffin are different to other local estate agents in Essex. We conduct our business with a genuine interest in Essex, caring about their local community and getting the best possible price for you.

Griffin have been selling houses locally for over 15 years and have built up an excellent reputation amongst Essex residents.

For those looking to sell their home locally, Griffin offers a free valuation service that allows us to honestly advise sellers on the best price at which to market their home. From there, a dedicated property manager will take care of all viewings and offers to ensure that the process is as stress-free as possible.



### 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.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



### Griffin

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



Valuation Office  
Agency

