

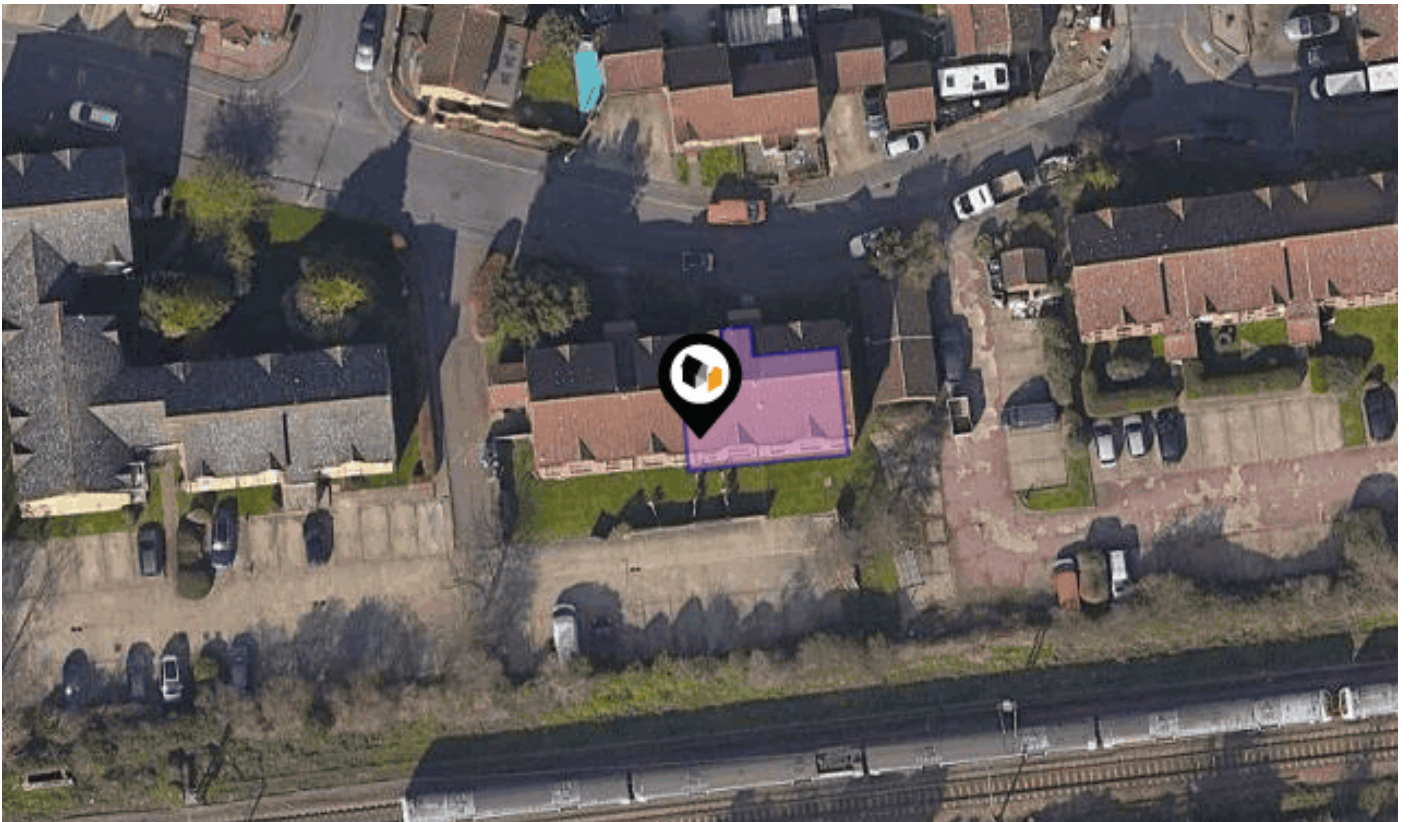


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04<sup>th</sup> April 2024



## PARSONAGE ROAD, GRAYS, RM20

### Griffin

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

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www.griffingroup.co.uk

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold</b>	£240
<b>Bedrooms:</b>	1	<b>£/ft<sup>2</sup>:</b>	
<b>Floor Area:</b>	441 ft <sup>2</sup> / 41 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.03 acres	<b>Start</b>	11/04/2023
<b>Year Built :</b>	1996-2002	<b>Date:</b>	
<b>Council Tax :</b>	Band A	<b>End Date:</b>	31/12/2178
<b>Annual Estimate:</b>	£1,360	<b>Lease</b>	189 years commencing on 1 January
<b>Title Number:</b>	AA56436	<b>Term:</b>	1990 and Exp. on 31 December 2178
<b>UPRN:</b>	100090732704	<b>Term</b>	154 years
		<b>Remaining:</b>	

## 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>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

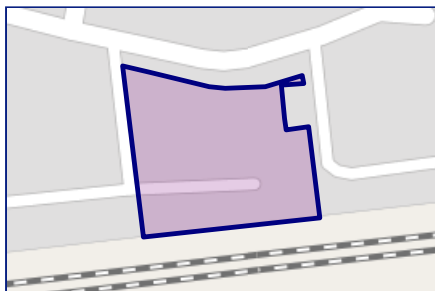


### Satellite/Fibre TV Availability:



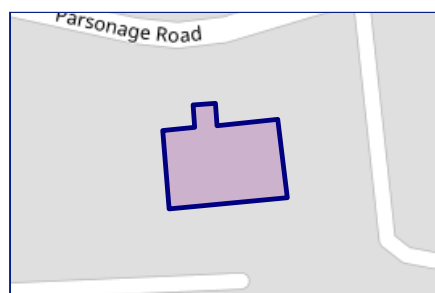
# Property Multiple Title Plans

## Freehold Title Plan



**EX446304**

## Leasehold Title Plan



**AA56436**

Start Date: 11/04/2023  
End Date: 31/12/2178  
Lease Term: 189 years commencing on 1 January 1990 and Exp. on 31 December 2178  
Term Remaining: 154 years

# Property EPC - Certificate



RM20

Energy rating

**D**

Valid until 19.05.2031

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

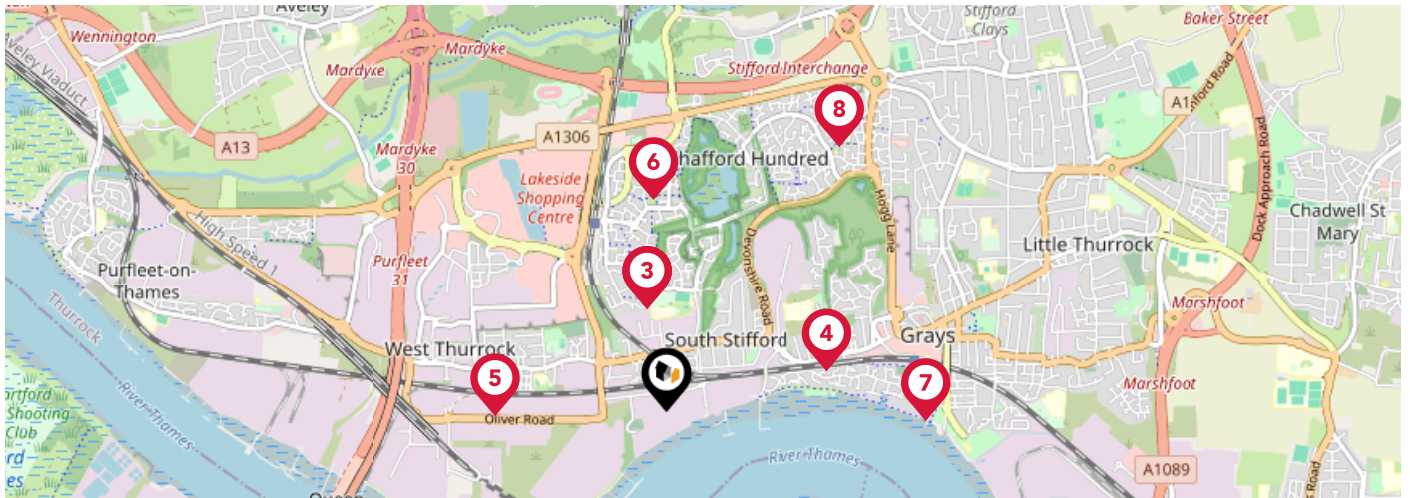
# Property

## EPC - Additional Data

### Additional EPC Data

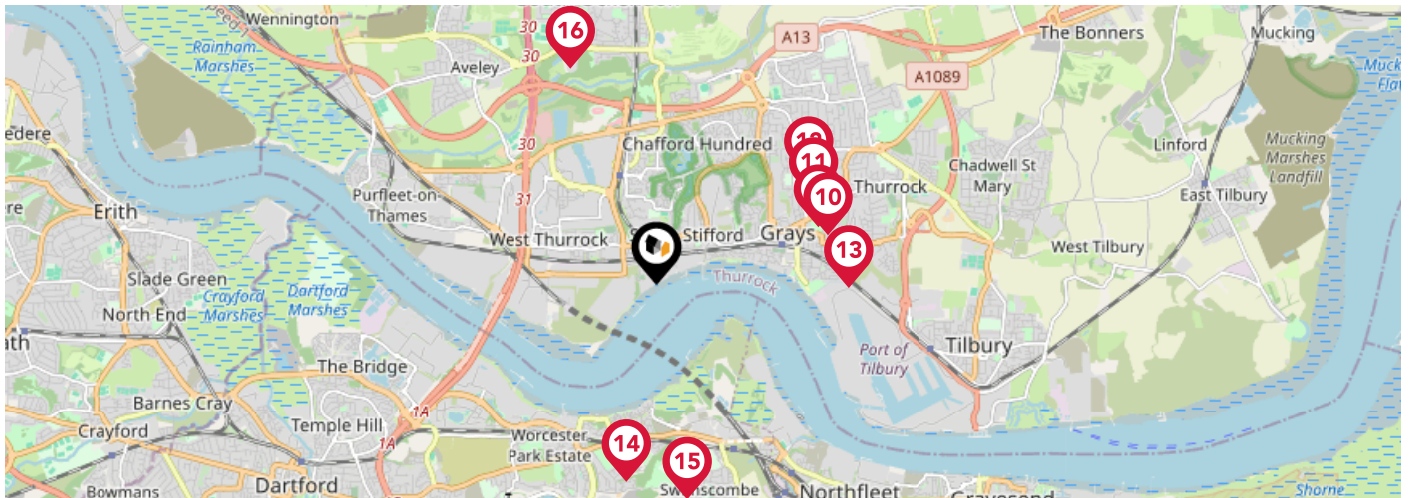
<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	41 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Harris Primary Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 670   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harris Primary Academy Mayflower</b> Ofsted Rating: Outstanding   Pupils: 746   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Harris Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 1354   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Belmont Castle Academy</b> Ofsted Rating: Good   Pupils: 705   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>West Thurrock Academy</b> Ofsted Rating: Good   Pupils: 473   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Warren Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thames Park Secondary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

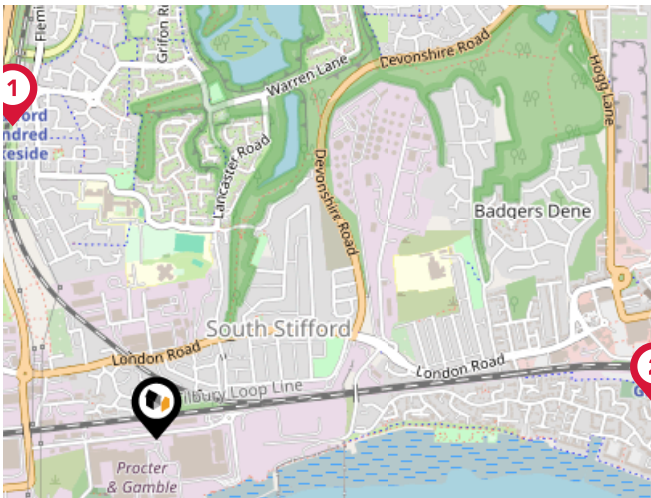
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Grays Convent High School</b> Ofsted Rating: Good   Pupils: 643   Distance: 1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Quarry Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 541   Distance: 1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Thomas of Canterbury Catholic Primary School</b> Ofsted Rating: Good   Pupils: 608   Distance: 1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Hathaway Academy</b> Ofsted Rating: Good   Pupils: 862   Distance: 1.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Thameside Primary School</b> Ofsted Rating: Good   Pupils: 818   Distance: 1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Knockhall Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 469   Distance: 1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>The Craylands School</b> Ofsted Rating: Good   Pupils: 327   Distance: 1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Somers Heath Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance: 2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

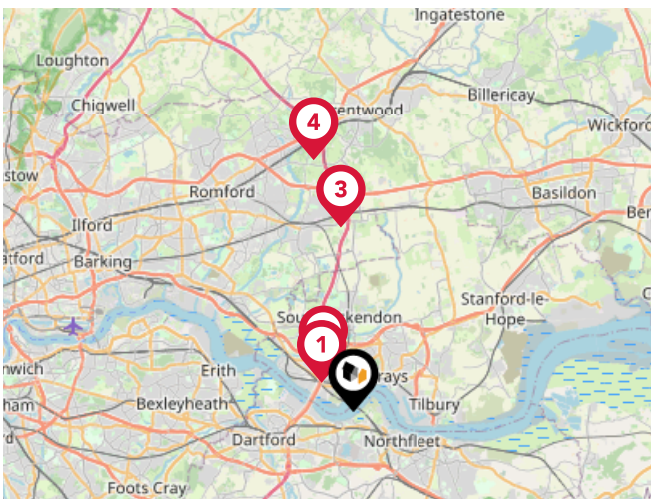
# Area

## Transport (National)



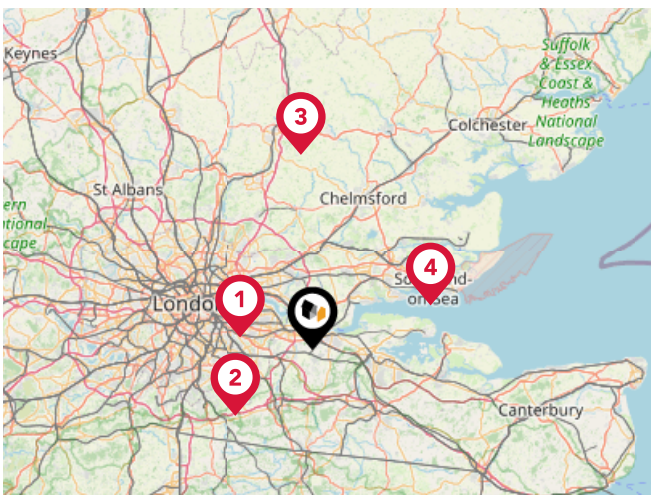
### National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	0.8 miles
2	Grays Rail Station	1.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	1.59 miles
2	M25 J30	1.99 miles
3	M25 J29	6.82 miles
4	M25 J28	9.4 miles



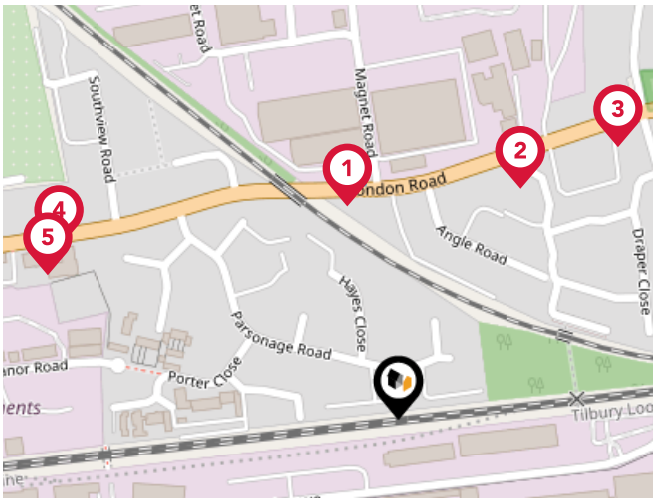
### Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.74 miles
2	Biggin Hill Airport	14.99 miles
3	London Stansted Airport	28.78 miles
4	London Southend Airport	18.71 miles



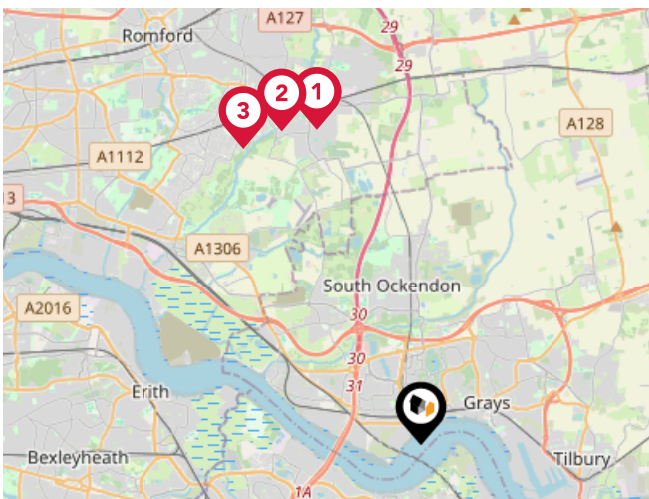
# Area

## Transport (Local)



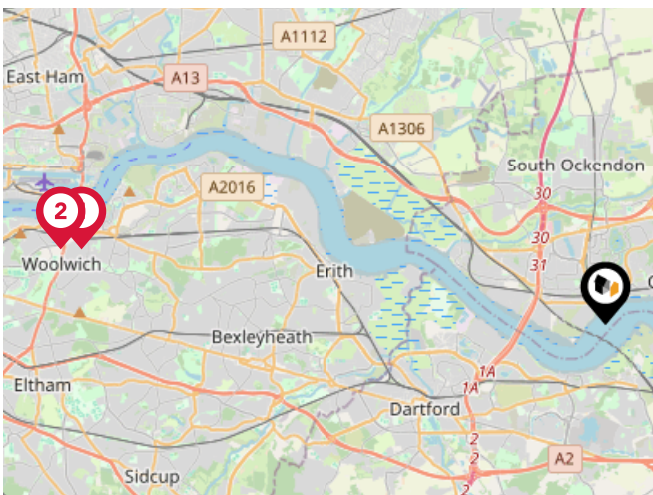
### Bus Stops/Stations

Pin	Name	Distance
1	The Shant	0.13 miles
2	The Shant	0.15 miles
3	Mill Lane	0.2 miles
4	The Ship	0.22 miles
5	The Ship	0.22 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.11 miles
2	Upminster Bridge Underground Station	6.31 miles
3	Hornchurch Underground Station	6.37 miles



### Ferry Terminals

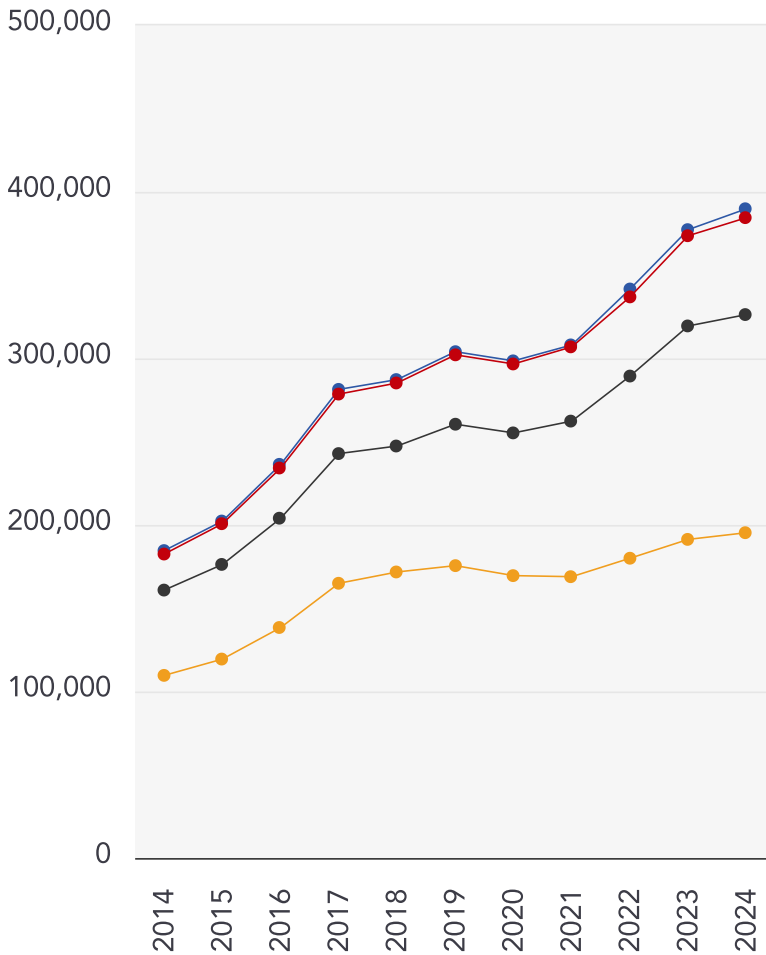
Pin	Name	Distance
1	Woolwich Arsenal Pier	9.77 miles
2	Woolwich Ferry South Pier	10.14 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RM20



Detached

**+111.17%**

Semi-Detached

**+110.65%**

Terraced

**+102.81%**

Flat

**+78.1%**



### Griffin

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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

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