

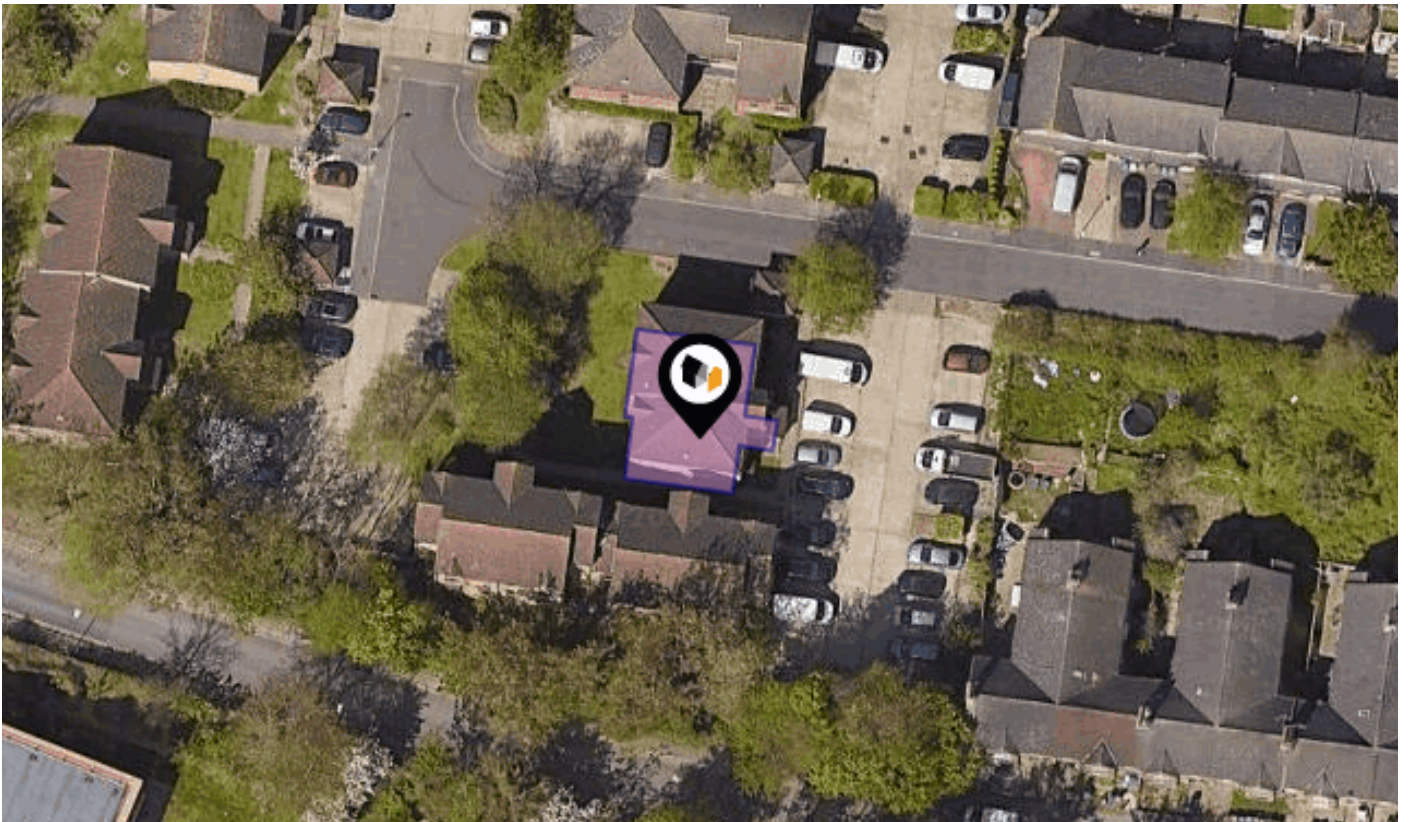


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 16<sup>th</sup> April 2024**



**BRADFIELD COURT, LINNET WAY, PURFLEET-ON-THAMES,  
RM19**

## Griffin

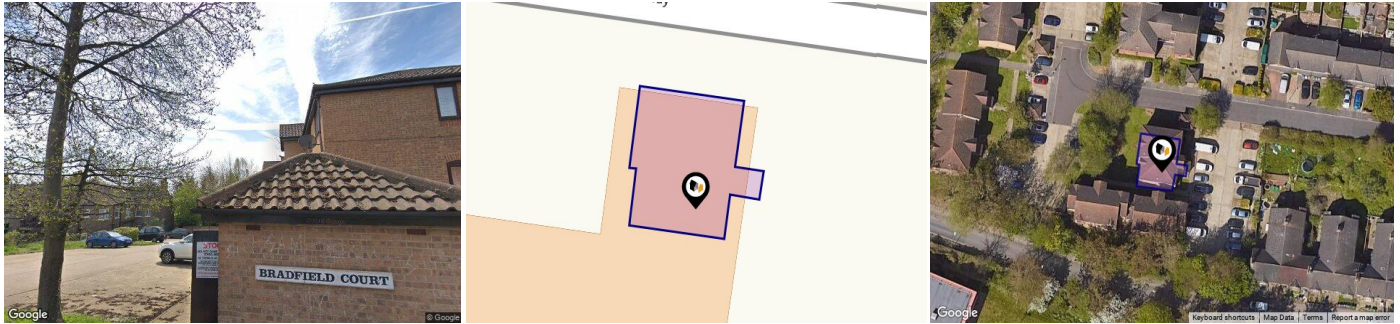
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

toni@griffingroup.co.uk

www.griffingroup.co.uk

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft²:</b>	£42
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	376 ft² / 35 m²	<b>Start Date:</b>	29/06/1994
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	01/01/2093
<b>Year Built :</b>	1991-1995	<b>Lease Term:</b>	99 years from 1 January 1994
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	68 years
<b>Annual Estimate:</b>	£1,360		
<b>Title Number:</b>	EX514924		
<b>UPRN:</b>	100091301072		

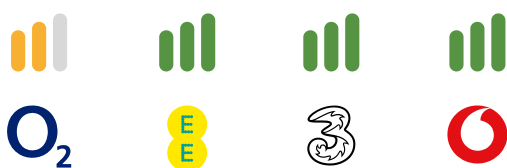
## Local Area

<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>7</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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

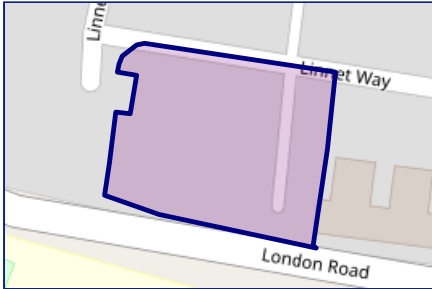


### Satellite/Fibre TV Availability:



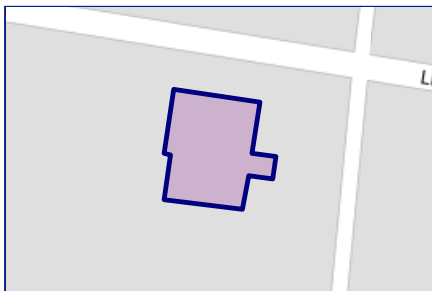
# Property Multiple Title Plans

## Freehold Title Plan



**EX533116**

## Leasehold Title Plan



**EX514924**

Start Date: 29/06/1994  
End Date: 01/01/2093  
Lease Term: 99 years from 1 January 1994  
Term Remaining: 68 years

# Property EPC - Certificate



Linnet Way, RM19

Energy rating

# E

Valid until 16.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 81   B
69-80	C		
55-68	D		
39-54	E	← 53   E	
21-38	F		
1-20	G		

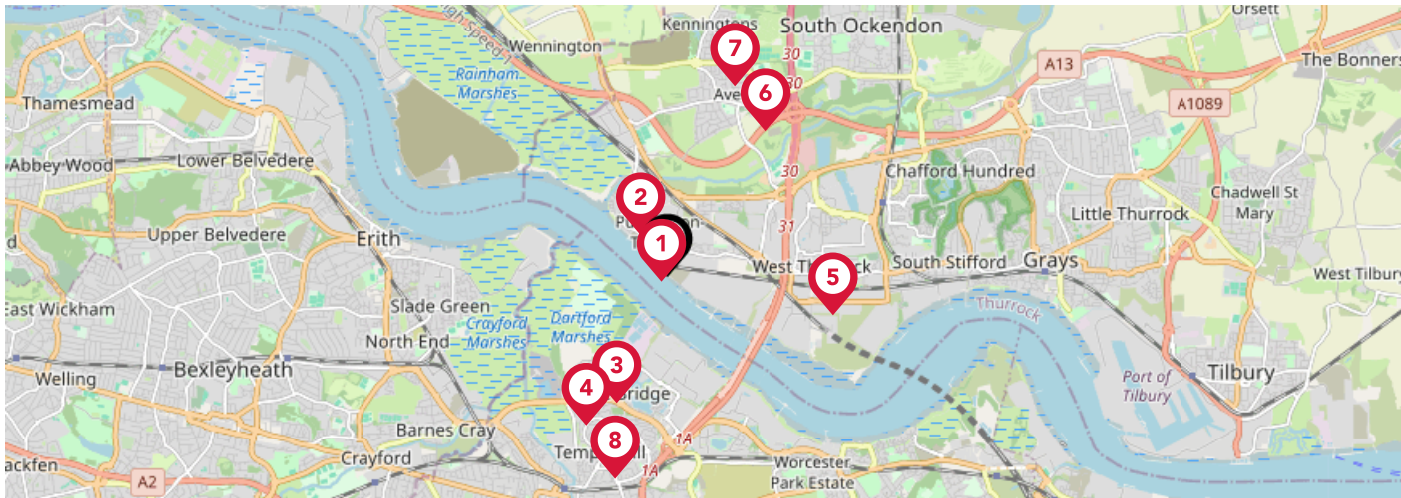
# Property

## EPC - Additional Data

### Additional EPC Data

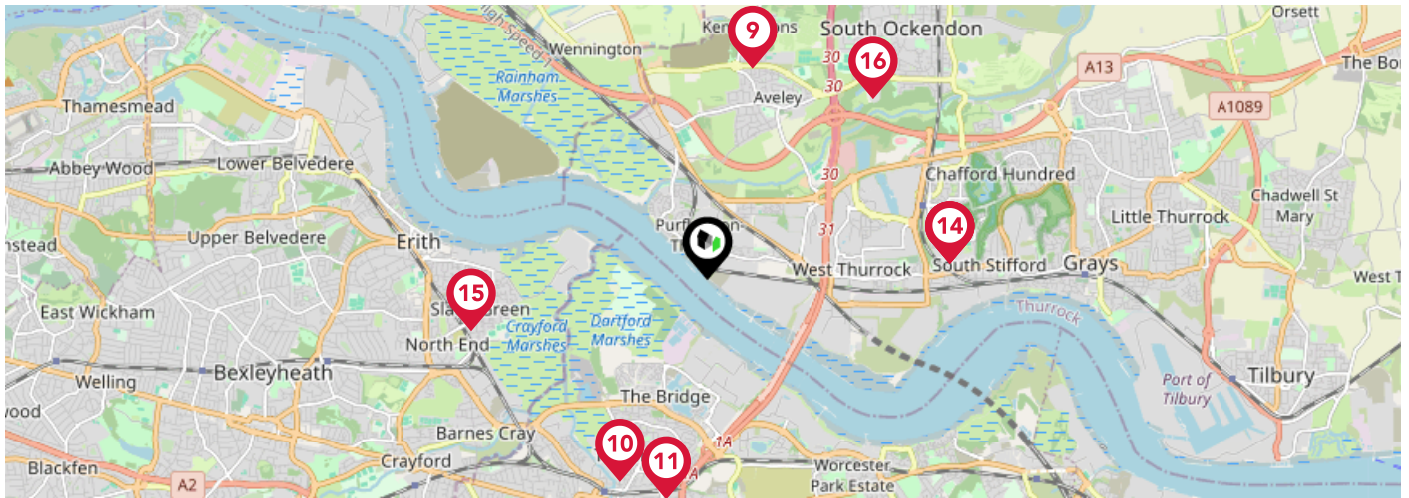
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<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>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	35 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1 Harris Academy Riverside</b> Ofsted Rating: Good   Pupils: 534   Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Purfleet Primary Academy</b> Ofsted Rating: Good   Pupils: 589   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Dartford Bridge Community Primary School</b> Ofsted Rating: Inadequate   Pupils: 470   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 The Leigh UTC</b> Ofsted Rating: Good   Pupils: 552   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 West Thurrock Academy</b> Ofsted Rating: Good   Pupils: 473   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Aveley Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 464   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Ormiston Park Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Temple Hill Primary Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

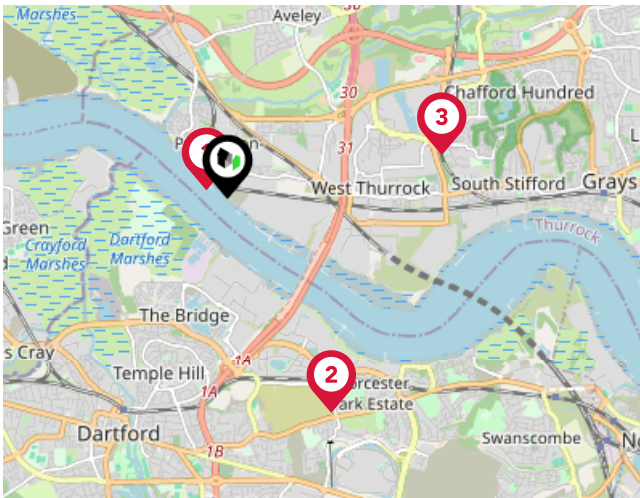
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Kenningtons Primary Academy</b> Ofsted Rating: Good   Pupils: 453   Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>River Mill Primary School</b> Ofsted Rating: Not Rated   Pupils: 60   Distance:2.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Anselm's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Harris Primary Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 670   Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Harris Primary Academy Mayflower</b> Ofsted Rating: Outstanding   Pupils: 746   Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Harris Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 1354   Distance:2.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Haberdashers' Aske's Slade Green Temple Grove</b> Ofsted Rating: Not Rated   Pupils: 311   Distance:2.24</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:2.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

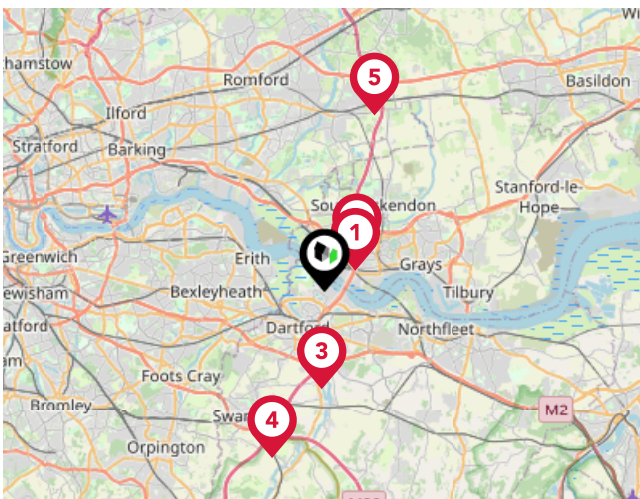
# Area

## Transport (National)



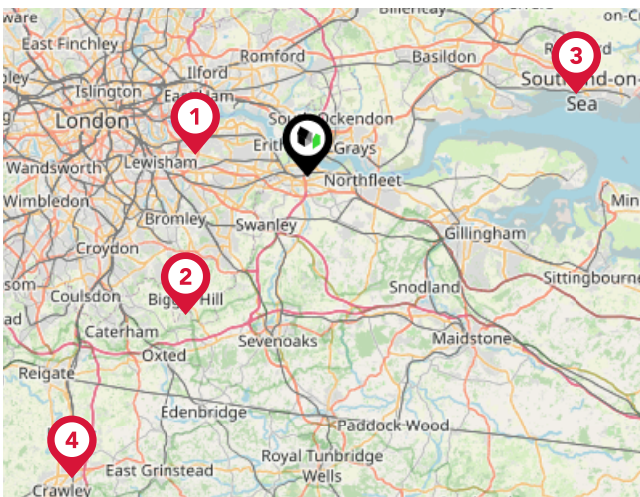
### National Rail Stations

Pin	Name	Distance
1	Purfleet Rail Station	0.22 miles
2	Stone Crossing Rail Station	2.19 miles
3	Chafford Hundred Rail Station	2.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	1.35 miles
2	M25 J30	1.75 miles
3	M25 J2	3.64 miles
4	M25 J3	6.48 miles
5	M25 J29	6.74 miles



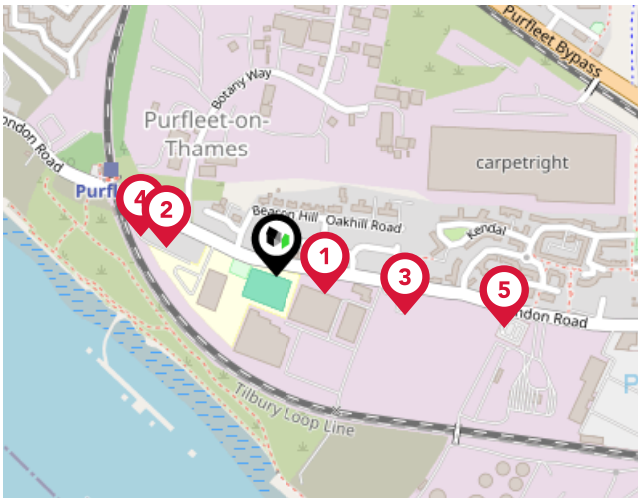
### Airports/Helipads

Pin	Name	Distance
1	London City Airport	8.4 miles
2	Biggin Hill Airport	13.57 miles
3	London Southend Airport	20.79 miles
4	London Gatwick Airport	28.37 miles



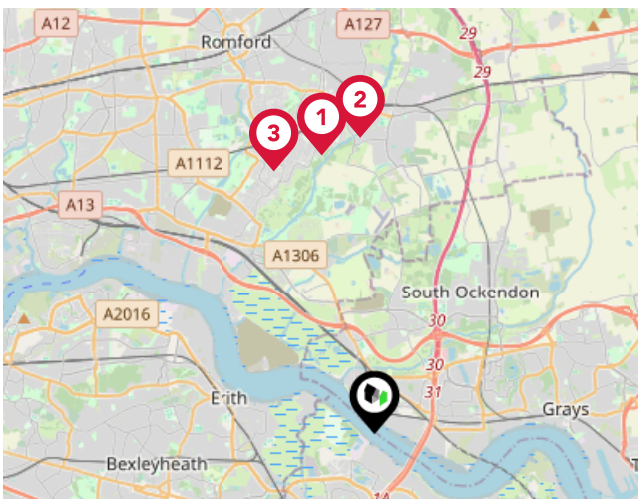
# Area

## Transport (Local)



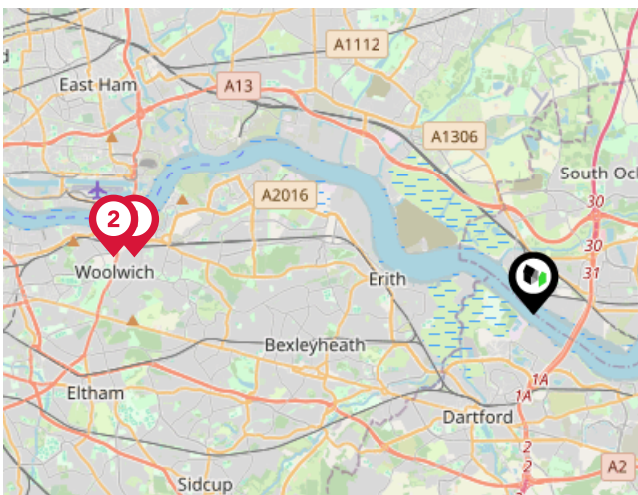
### Bus Stops/Stations

Pin	Name	Distance
1	Linnet Way	0.06 miles
2	Railway Station	0.13 miles
3	Linnet Way	0.15 miles
4	Railway Station	0.16 miles
5	London Road Lindon Close	0.27 miles



### Local Connections

Pin	Name	Distance
1	Hornchurch Underground Station	5.23 miles
2	Upminster Bridge Underground Station	5.45 miles
3	Elm Park Underground Station	5.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	7.44 miles
2	Woolwich Ferry South Pier	7.8 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

