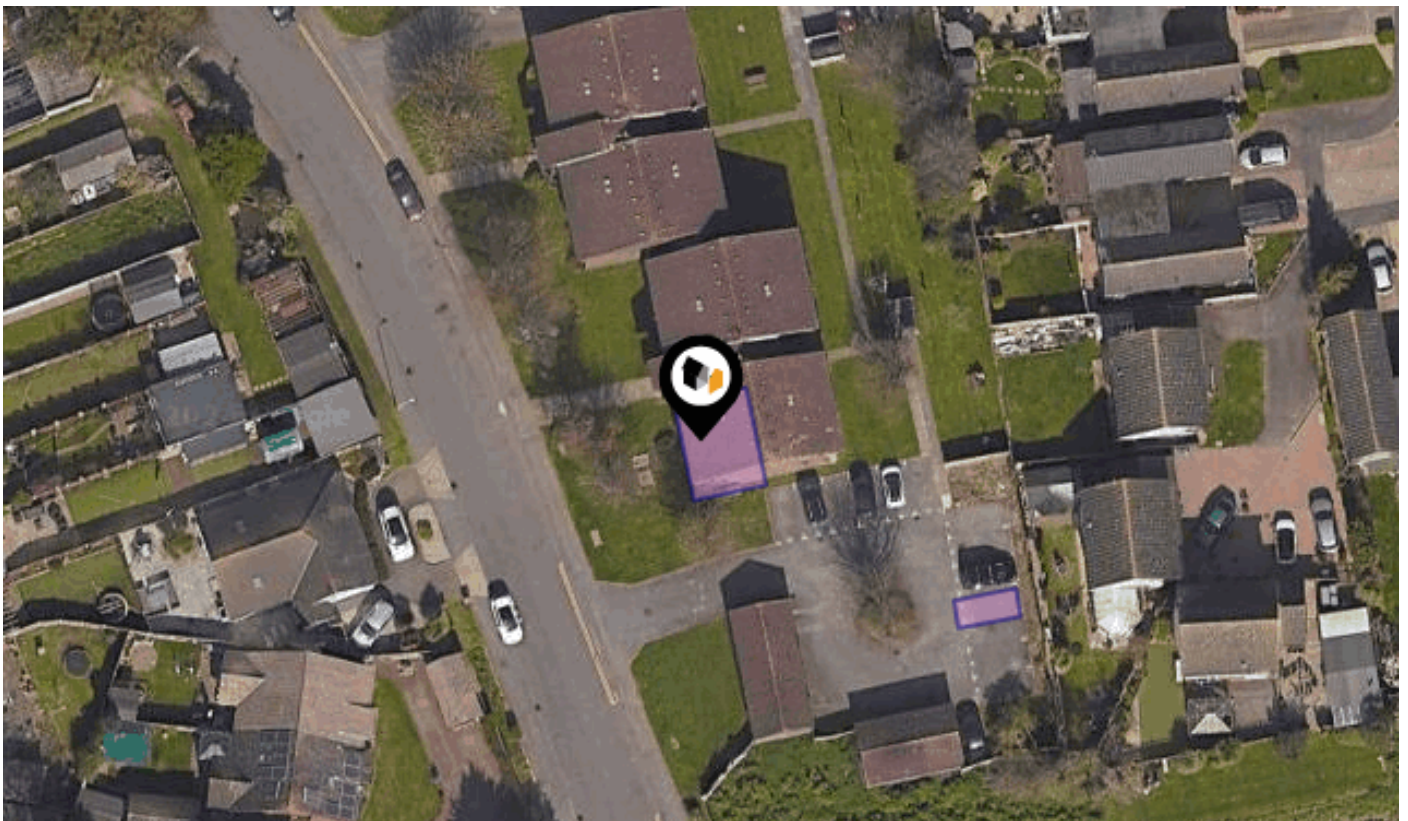


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th May 2024



CAMPION COURT, GRAYS, RM17

Griffin

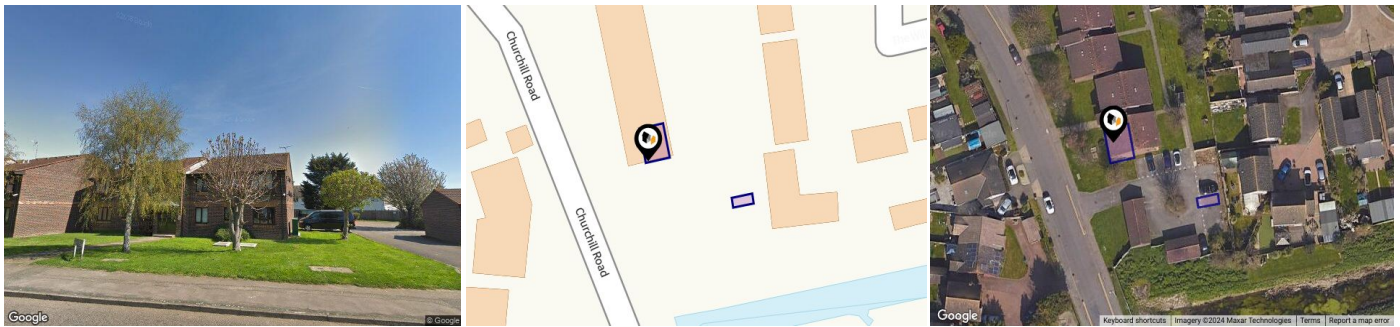
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

patrick@griffingroup.co.uk

www.griffingroup.co.uk

Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£233
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	505 ft ² / 47 m ²	Start Date:	26/07/2018
Plot Area:	0.01 acres	End Date:	25/03/2175
Year Built :	1983-1990	Lease Term:	189 years 25 March 1986
Council Tax :	Band B	Term Remaining:	150 years
Annual Estimate:	£1,587		
Title Number:	EX975933		
UPRN:	200001551179		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



RM17

Energy rating

C

Valid until 29.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

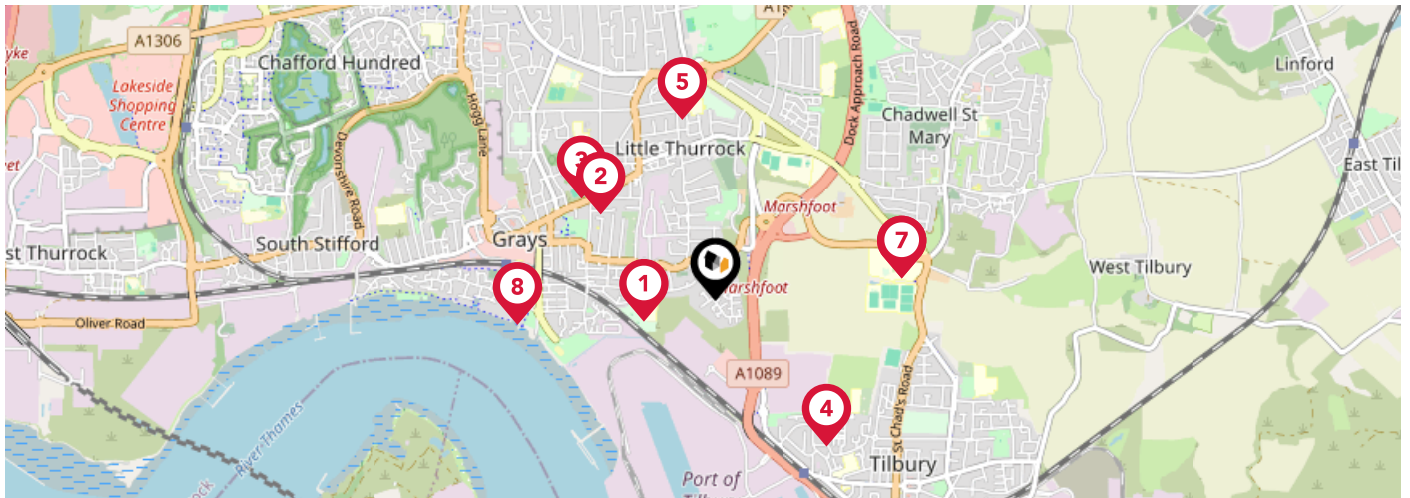
Property

EPC - Additional Data

Additional EPC Data

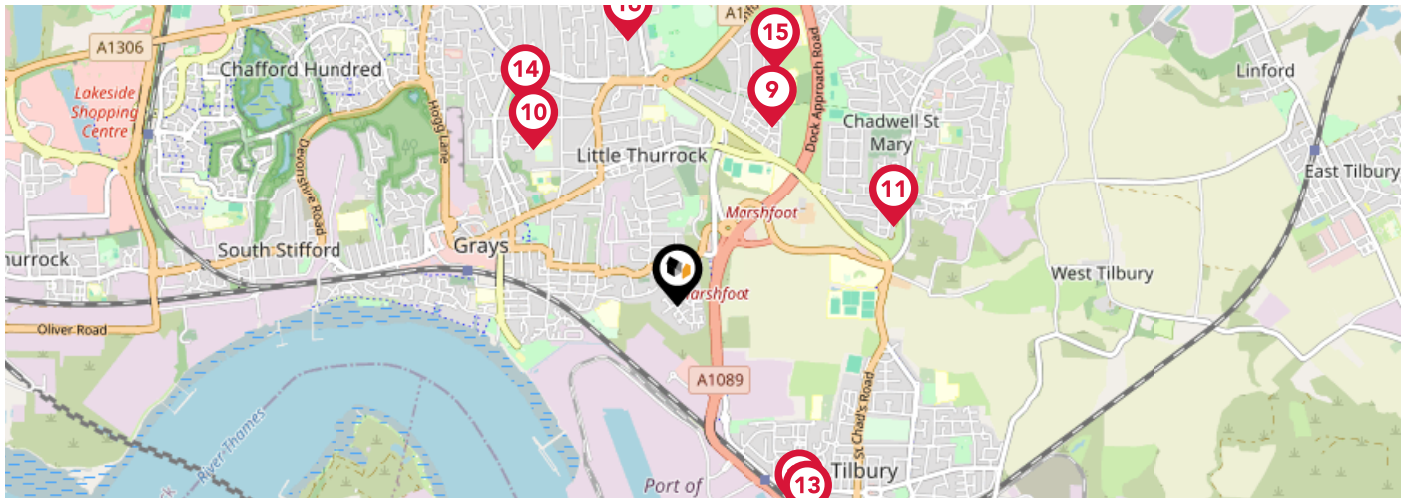
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	47 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Thameside Primary School Ofsted Rating: Good Pupils: 818 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Olive AP Academy - Thurrock Ofsted Rating: Good Pupils: 77 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Little Thurrock Primary School Ofsted Rating: Inadequate Pupils: 676 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Gateway Primary Free School Ofsted Rating: Good Pupils: 400 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Gateway Academy Ofsted Rating: Good Pupils: 1029 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

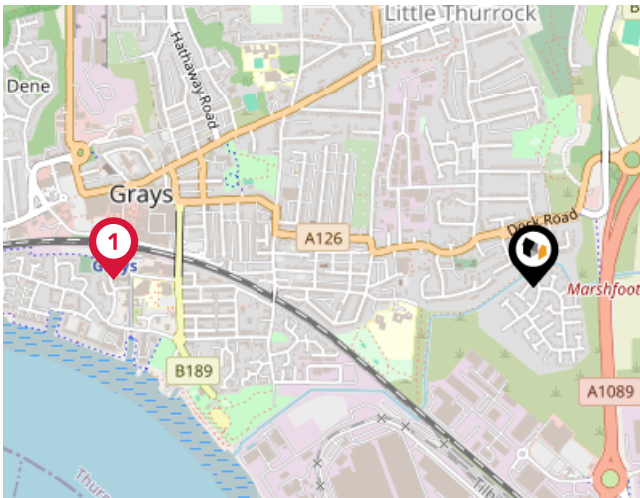
Area Schools



		Nursery	Primary	Secondary	College	Private
	Woodside Academy Ofsted Rating: Good Pupils: 669 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chadwell St Mary Primary School Ofsted Rating: Good Pupils: 207 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lansdowne Primary Academy Ofsted Rating: Good Pupils: 685 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 245 Distance:1.16	<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:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Treetops School Ofsted Rating: Outstanding Pupils: 309 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deneholm Primary School Ofsted Rating: Good Pupils: 413 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

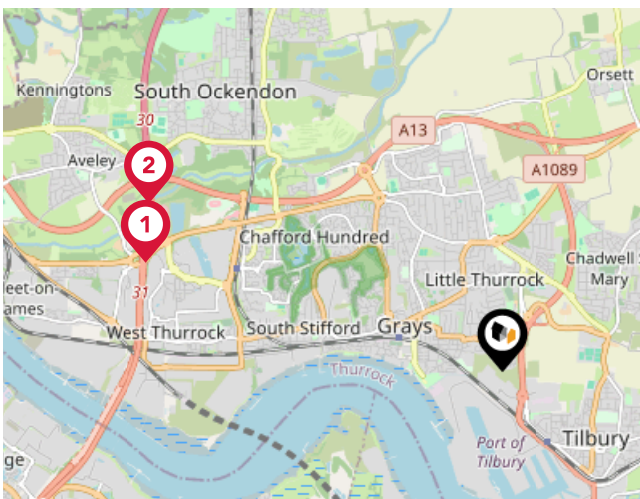
Area

Transport (National)



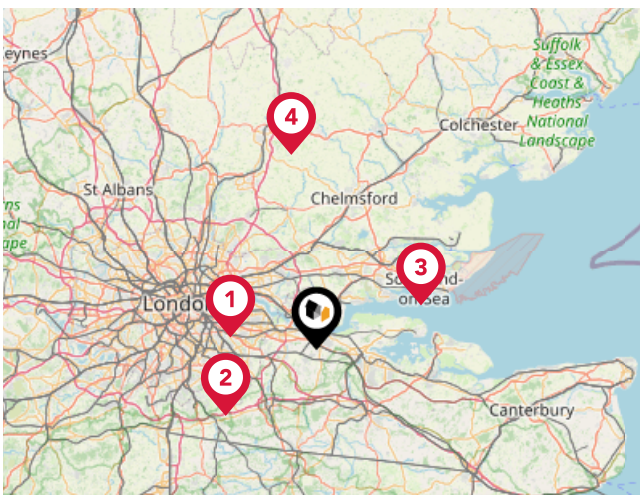
National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	0.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	3.45 miles
2	M25 J30	3.62 miles
3	M25 J29	7.21 miles

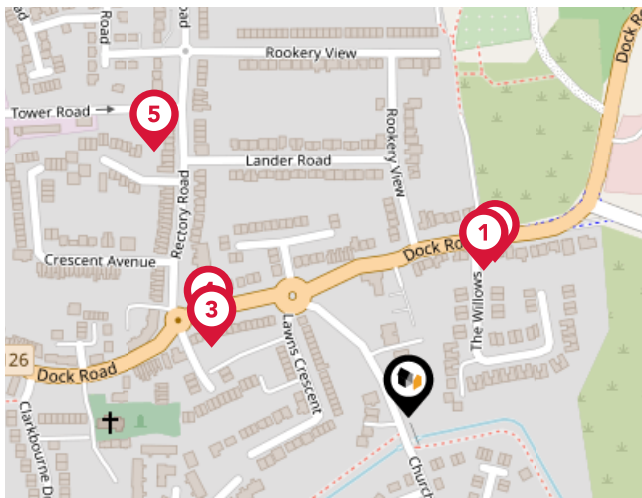


Airports/Helipads

Pin	Name	Distance
1	London City Airport	12.82 miles
2	Biggin Hill Airport	16.69 miles
3	London Southend Airport	16.72 miles
4	London Stansted Airport	28.9 miles

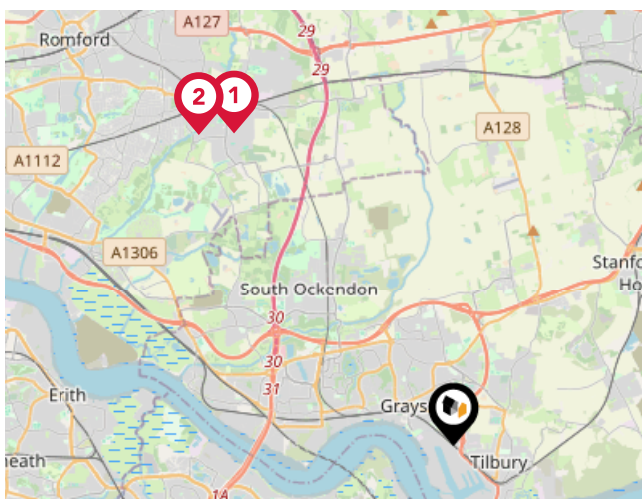
Area

Transport (Local)



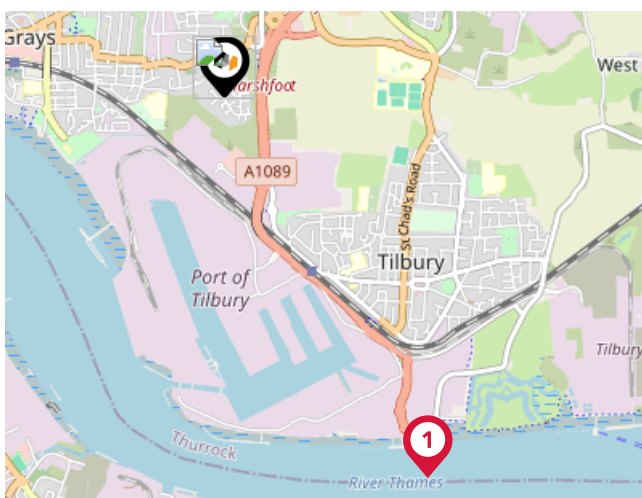
Bus Stops/Stations

Pin	Name	Distance
1	The Willows	0.1 miles
2	The Willows	0.1 miles
3	Tyrells Hall	0.12 miles
4	Tyrells Hall	0.13 miles
5	Rectory Road Crescent Avenue	0.21 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	7.01 miles
2	Upminster Bridge Underground Station	7.38 miles



Ferry Terminals

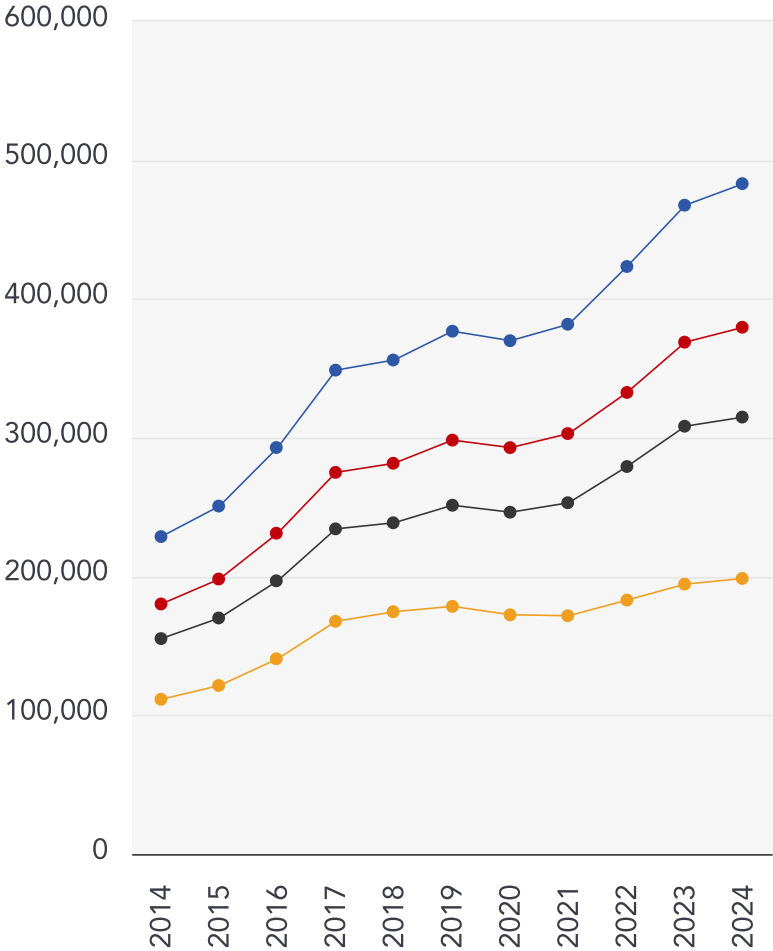
Pin	Name	Distance
1	Tilbury Ferry Terminal	1.98 miles
2	Woolwich Arsenal Pier	11.87 miles

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!



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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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