

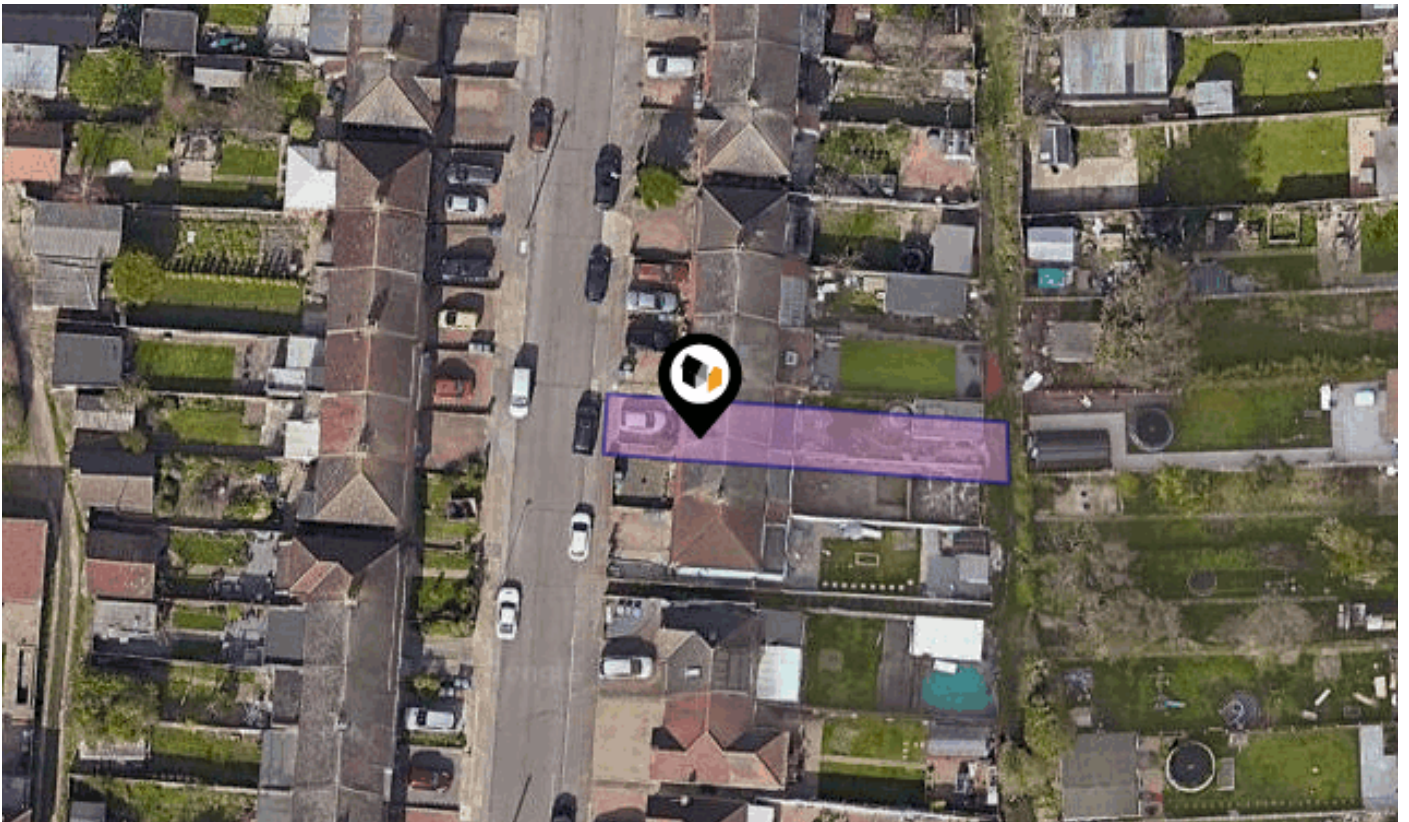


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 15th May 2024



PALMERSTON ROAD, GRAYS, RM20

Griffin

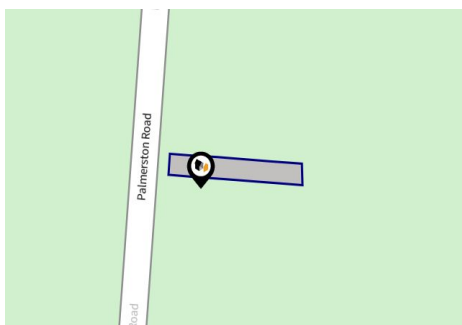
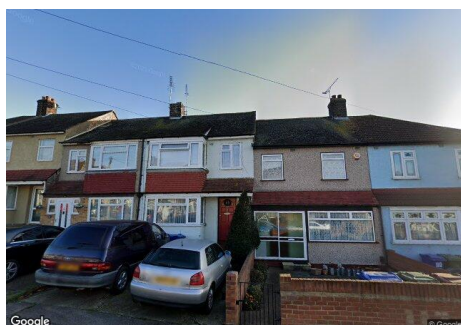
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

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www.griffingroup.co.uk

Property Overview



Property

Type:	Terraced House
Bedrooms:	2
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,814
Title Number:	EX259260
UPRN:	100090732241

Last Sold £/ft ² :	£105
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	43 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Palmerston Road, RM20

Energy rating

D

Valid until 01.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

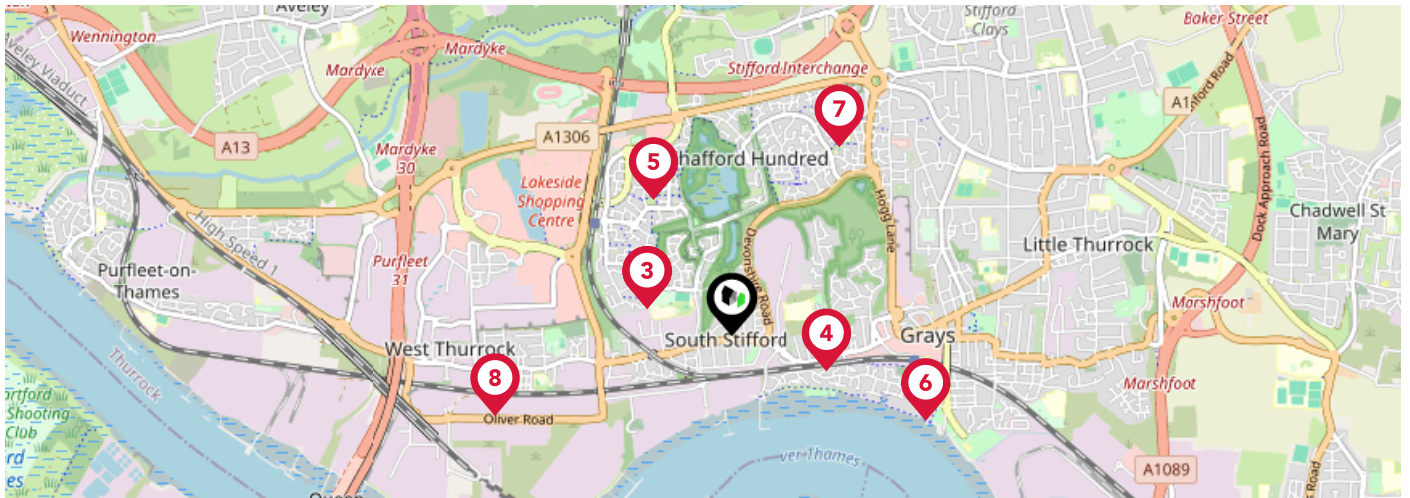
Property

EPC - Additional Data

Additional EPC Data

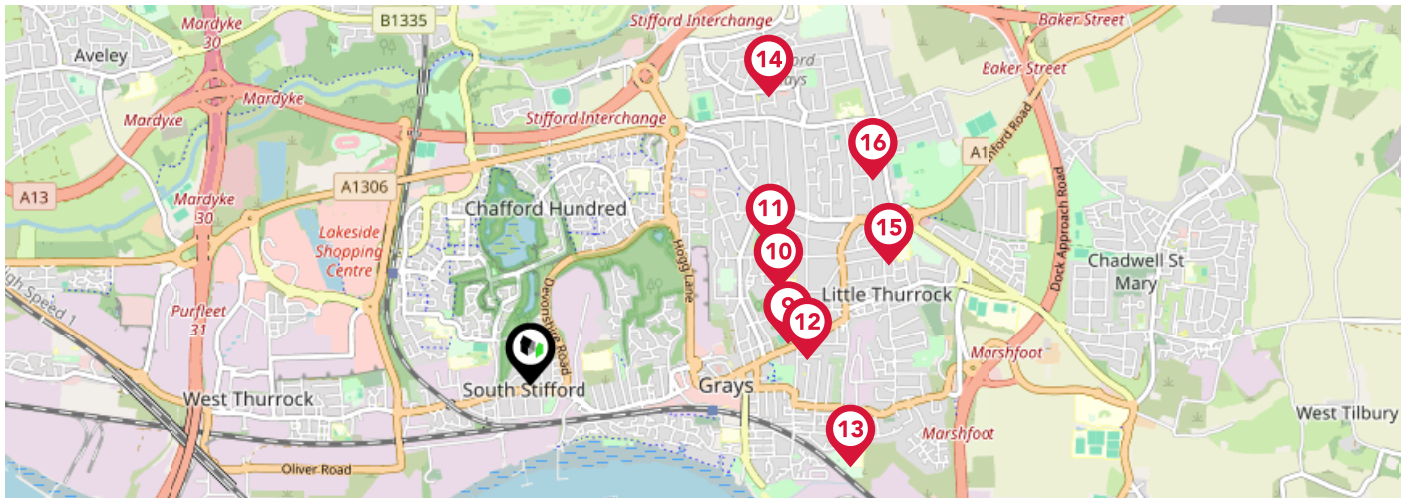
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Harris Primary Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 670 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harris Primary Academy Mayflower Ofsted Rating: Outstanding Pupils: 746 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harris Academy Chafford Hundred Ofsted Rating: Outstanding Pupils: 1354 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Belmont Castle Academy Ofsted Rating: Good Pupils: 705 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warren Primary School Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thames Park Secondary School Ofsted Rating: Not Rated Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tudor Court Primary School Ofsted Rating: Good Pupils: 857 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	West Thurrock Academy Ofsted Rating: Good Pupils: 473 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

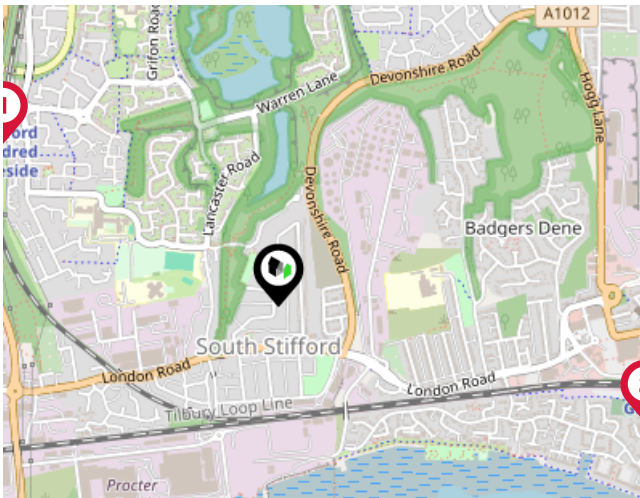
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Grays Convent High School Ofsted Rating: Good Pupils: 643 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Thomas of Canterbury Catholic Primary School Ofsted Rating: Good Pupils: 608 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Hathaway Academy Ofsted Rating: Good Pupils: 862 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Quarry Hill Academy Ofsted Rating: Outstanding Pupils: 541 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Thameside Primary School Ofsted Rating: Good Pupils: 818 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Stifford Clays Primary School Ofsted Rating: Good Pupils: 694 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Little Thurrock Primary School Ofsted Rating: Inadequate Pupils: 676 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Deneholm Primary School Ofsted Rating: Good Pupils: 413 Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

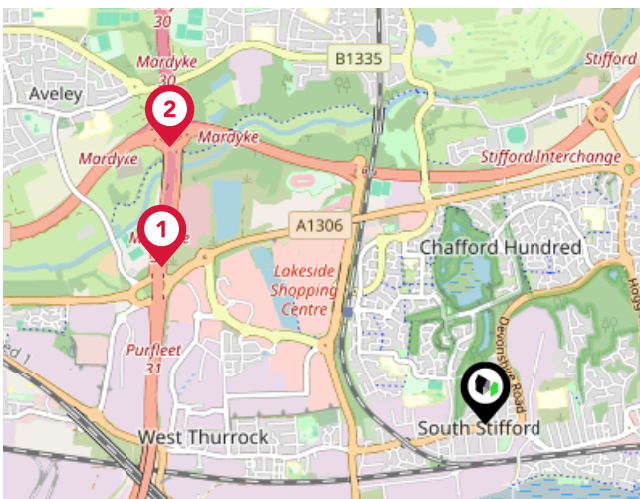
Area

Transport (National)



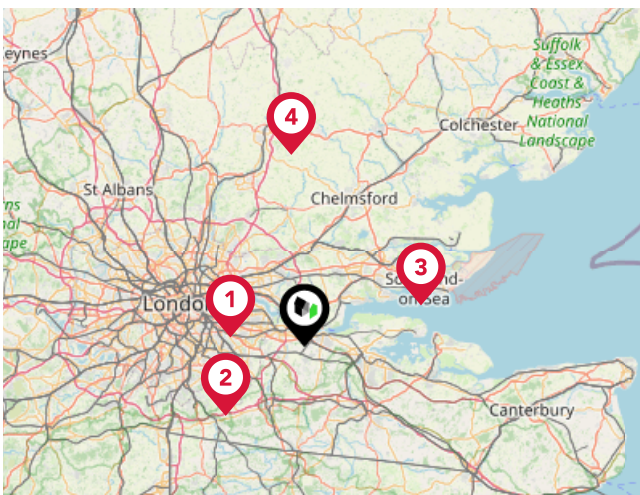
National Rail Stations

Pin	Name	Distance
1	Chafford Hundred Rail Station	0.74 miles
2	Grays Rail Station	0.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	1.65 miles
2	M25 J30	1.93 miles
3	M25 J29	6.5 miles
4	M25 J28	9.11 miles

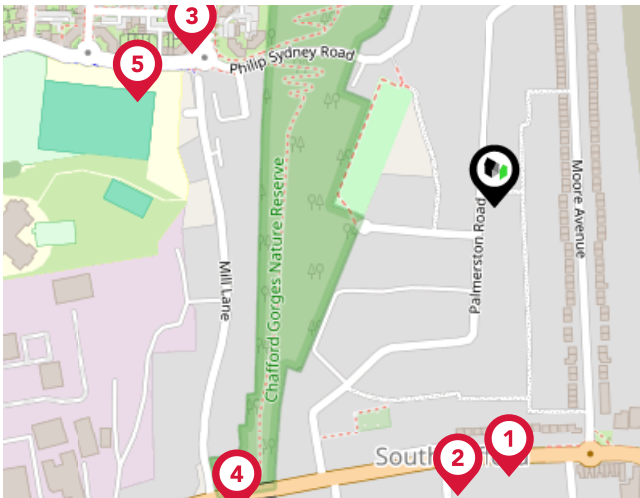


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.98 miles
2	Biggin Hill Airport	15.45 miles
3	London Southend Airport	18.3 miles
4	London Stansted Airport	28.45 miles

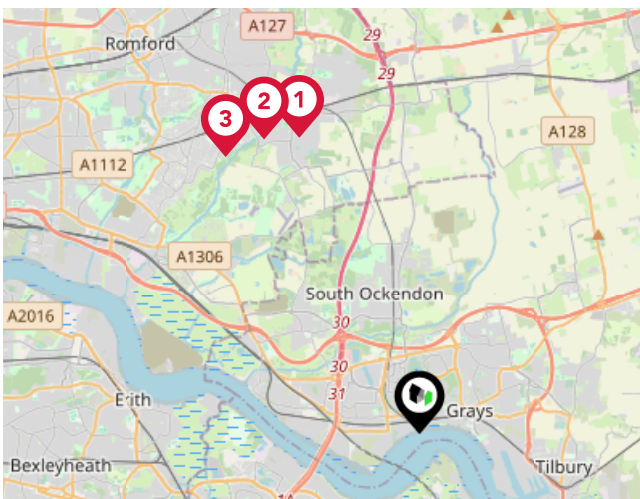
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moore Avenue	0.16 miles
2	Moore Avenue	0.17 miles
3	Lancaster Road	0.2 miles
4	Mill Lane	0.23 miles
5	Hatfield Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	5.89 miles
2	Upminster Bridge Underground Station	6.13 miles
3	Hornchurch Underground Station	6.24 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	3.42 miles
2	Woolwich Arsenal Pier	10.03 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!



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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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UK Government

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



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Valuation Office
Agency



Royal Mail