

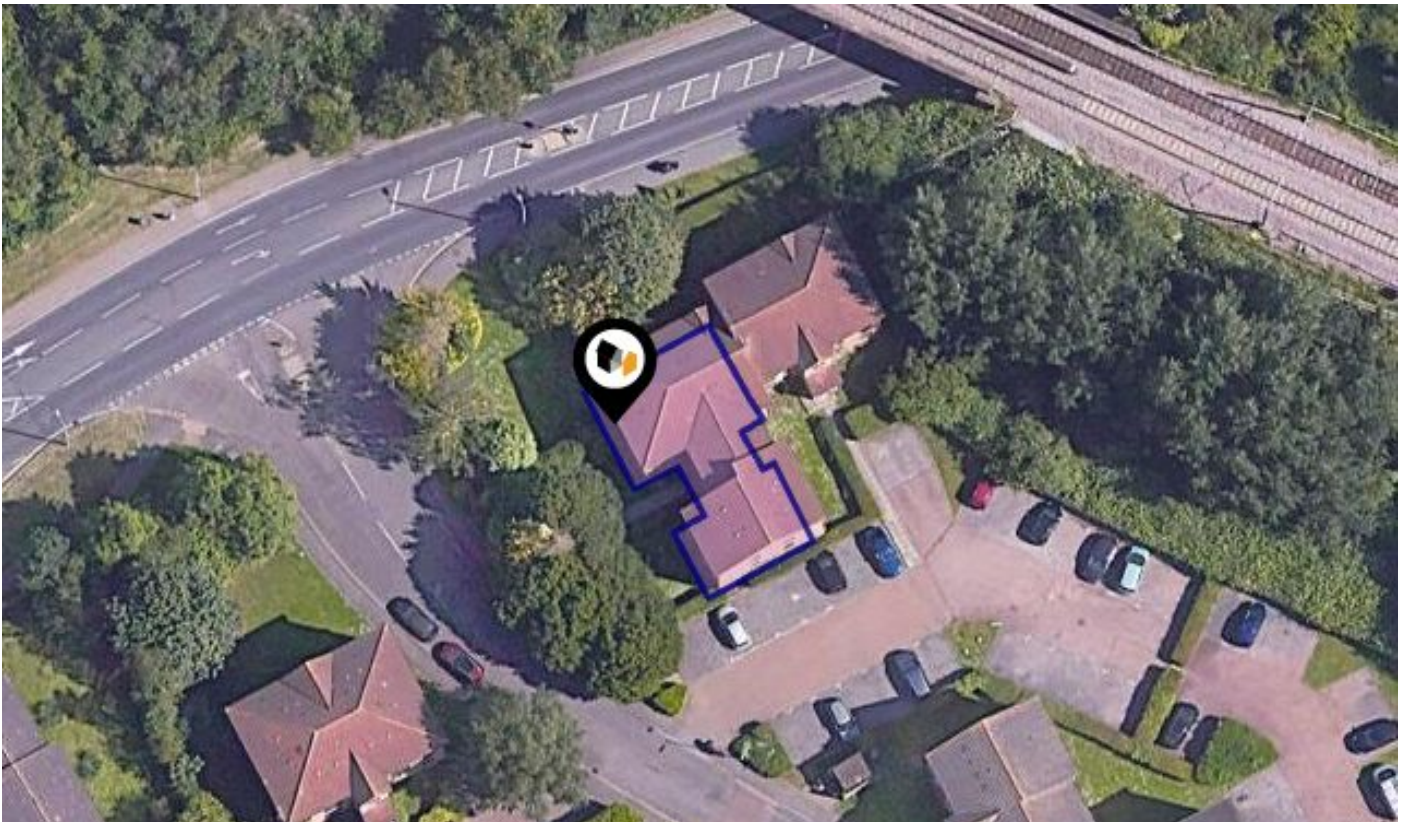


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 03<sup>rd</sup> May 2024



**CHESTNUT ROAD, VANGE, BASILDON, SS16**

## Griffin

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

01375 397872

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www.griffingroup.co.uk

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft²:</b>	£254
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	333 ft² / 31 m²	<b>Start Date:</b>	10/12/1995
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	24/06/2094
<b>Year Built :</b>	1995	<b>Lease Term:</b>	99 years from 24 June 1995
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	70 years
<b>Annual Estimate:</b>	£1,440		
<b>Title Number:</b>	EX547696		
<b>UPRN:</b>	100090238616		

## Local Area

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

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

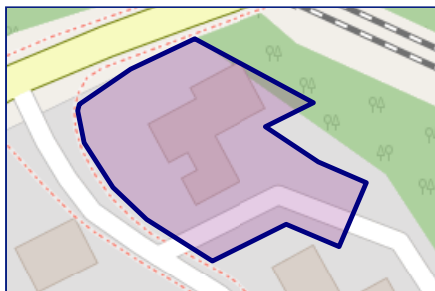


### Satellite/Fibre TV Availability:



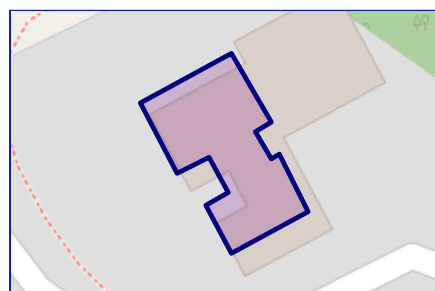
# Property Multiple Title Plans

## Freehold Title Plan



**EX601824**

## Leasehold Title Plan



**EX547696**

Start Date: 10/12/1995  
End Date: 24/06/2094  
Lease Term: 99 years from 24 June 1995  
Term Remaining: 70 years

# Property EPC - Certificate



Chestnut Road, Vange, SS16

Energy rating

**C**

Valid until 25.06.2029

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

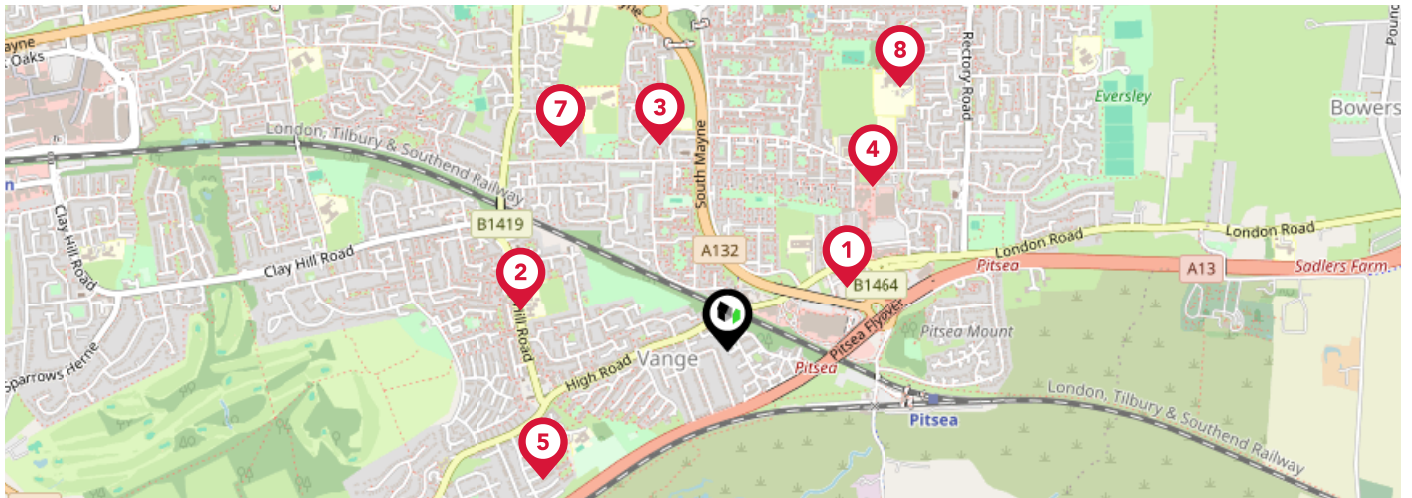
# Property

## EPC - Additional Data

### Additional EPC Data

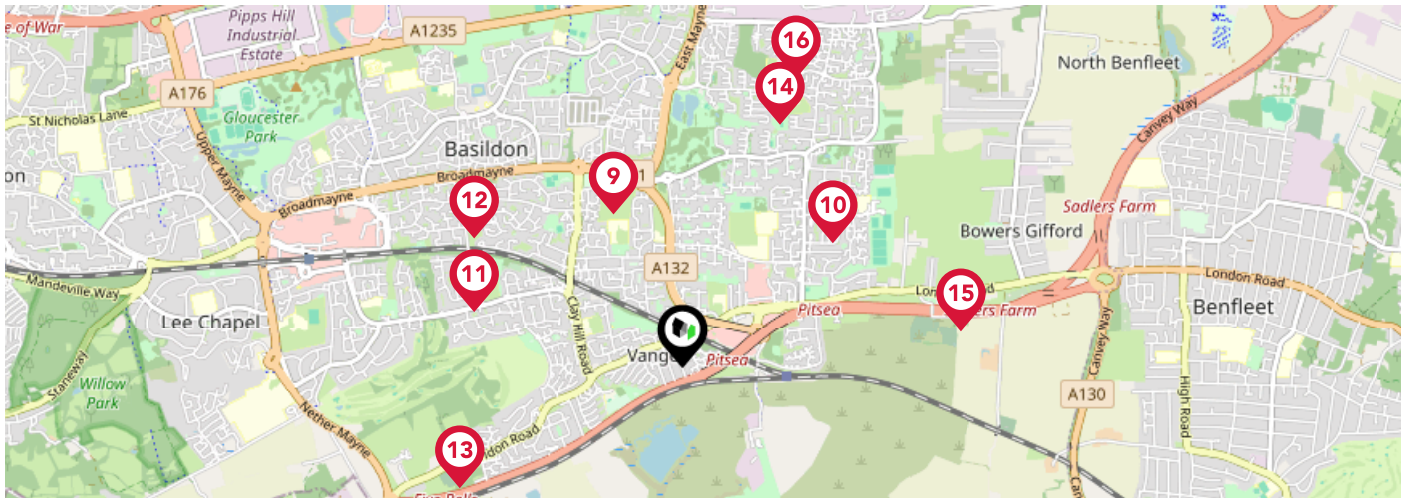
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<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>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	31 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Maple Grove Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Bardfield Academy</b> Ofsted Rating: Good   Pupils: 479   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Teresa's Catholic Primary School, Basildon</b> Ofsted Rating: Good   Pupils: 229   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>The Basildon Upper Academy</b> Ofsted Rating: Requires Improvement   Pupils: 511   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Ryedene Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 255   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Greensted Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 215   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Greensted Junior School</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Northlands Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 640   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

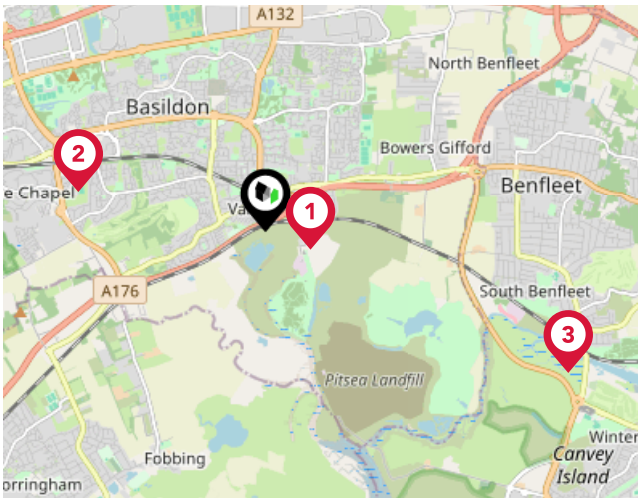
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9 The Basildon Lower Academy</b> Ofsted Rating: Good   Pupils: 788   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Eversley Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Cherry Tree Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Fairhouse Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Vange Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 114   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Briscoe Primary School &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 373   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 St Margaret's Church of England Academy, Bowers Gifford</b> Ofsted Rating: Good   Pupils: 257   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Felmore Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

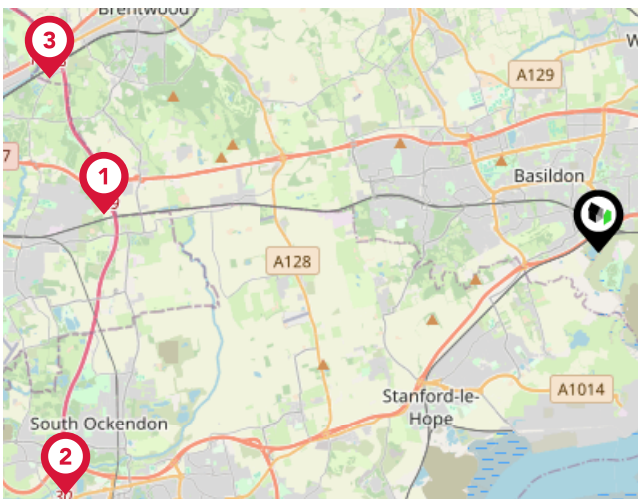
# Area

## Transport (National)



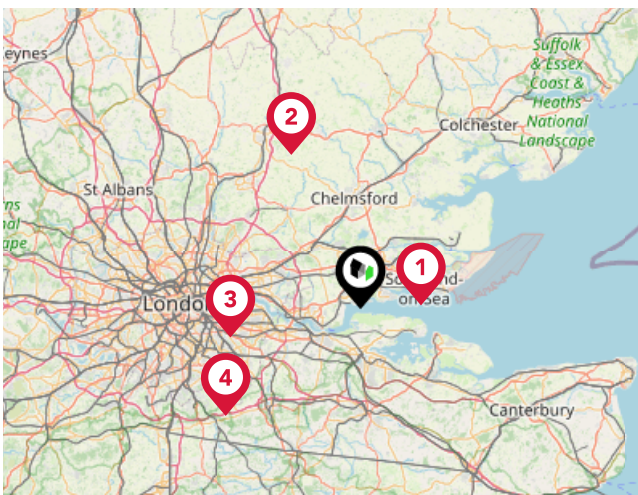
### National Rail Stations

Pin	Name	Distance
1	Pitsea Rail Station	0.44 miles
2	Basildon Rail Station	1.76 miles
3	Benfleet Rail Station	3.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	9.15 miles
2	M25 J30	10.78 miles
3	M25 J28	10.62 miles



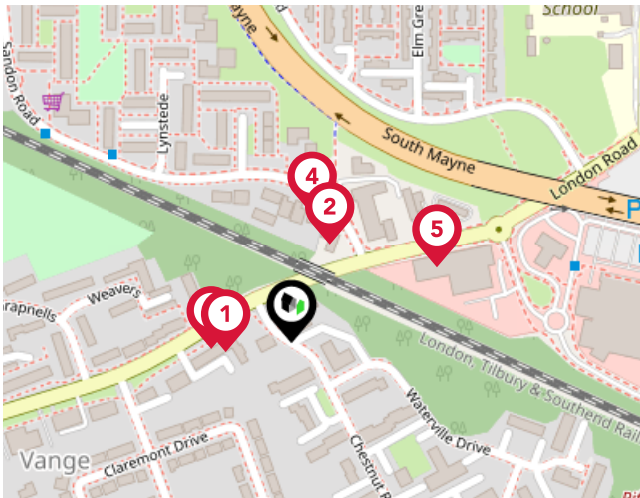
### Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	8.87 miles
2	London Stansted Airport	24.83 miles
3	London City Airport	19.66 miles
4	Biggin Hill Airport	25.55 miles



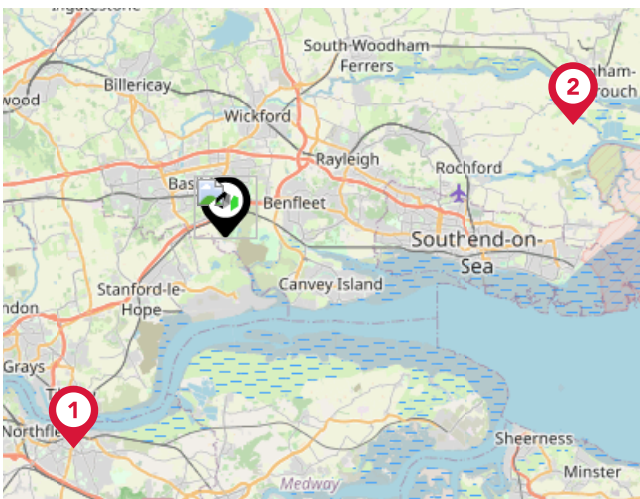
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chestnut Road	0.04 miles
2	Sandon Road	0.06 miles
3	Chestnut Road	0.05 miles
4	Sandon Road	0.08 miles
5	Hazelmere	0.1 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	9.58 miles
2	Wallasea Island Ferry Landing	13.48 miles



### Griffin

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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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