

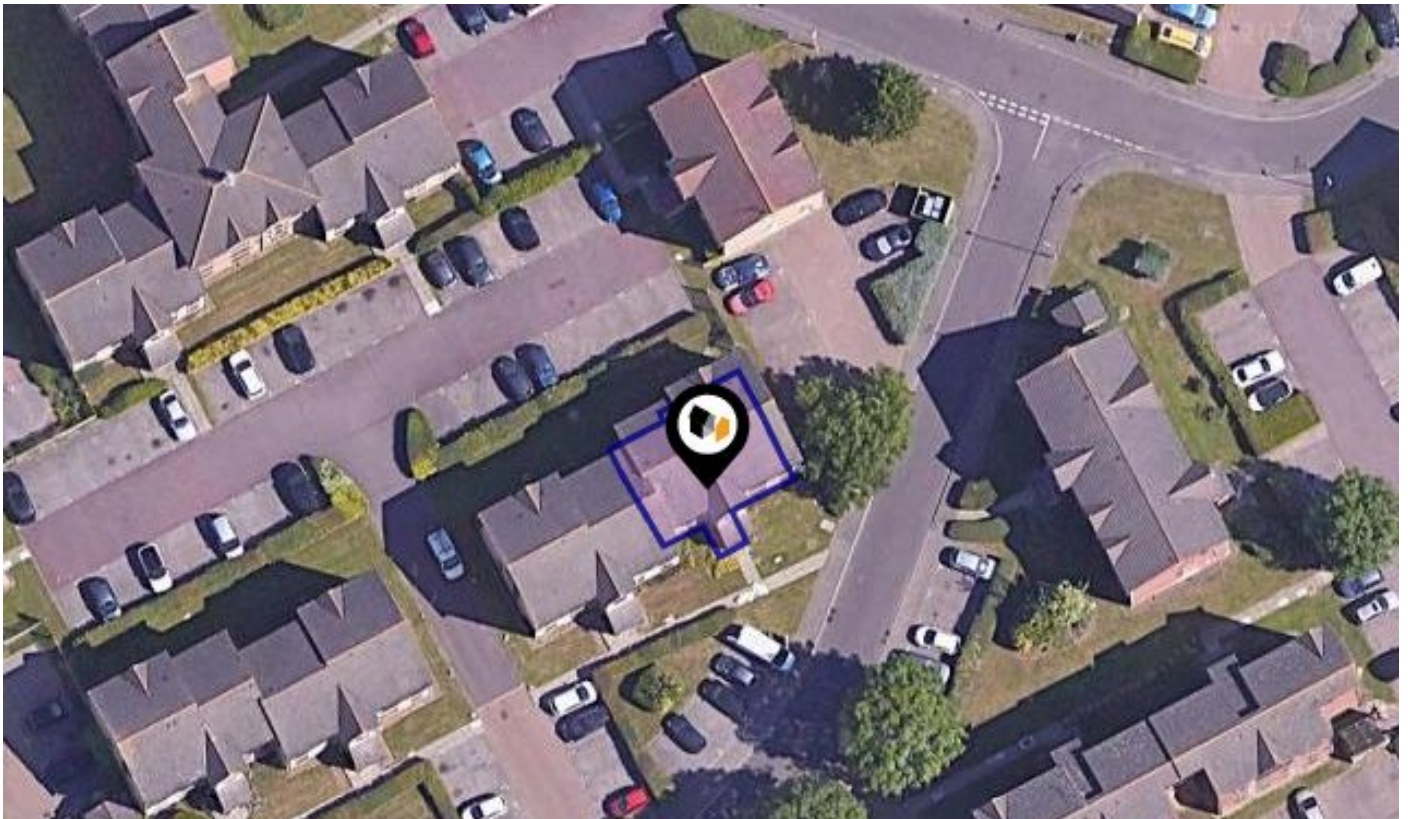


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 13th May 2024



CHESTNUT ROAD, VANGE, BASILDON, SS16

Griffin

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

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www.griffingroup.co.uk

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 312 ft² / 29 m²
Plot Area: 0.03 acres
Year Built : 1997
Council Tax : Band A
Annual Estimate: £1,440
Title Number: AA3184
UPRN: 100090238787

Last Sold £/ft²: £192
Tenure: Leasehold
Lease Term: From 28 August 2019
Term Remaining: -

Local Area

Local Authority: Essex
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very Low
- Surface Water: High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

18 mb/s **80** mb/s **1000** mb/s




Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

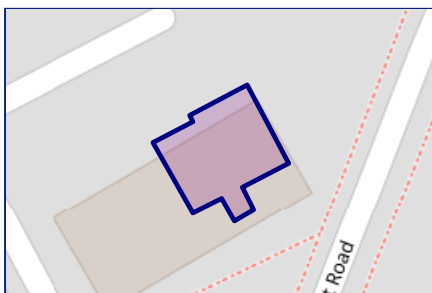


Freehold Title Plan



EX601824

Leasehold Title Plan



AA3184

Start Date: -
End Date: -
Lease Term: From 28 August 2019
Term Remaining: -

Property EPC - Certificate



Chestnut Road, Vange, SS16

Energy rating

D

Valid until 27.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

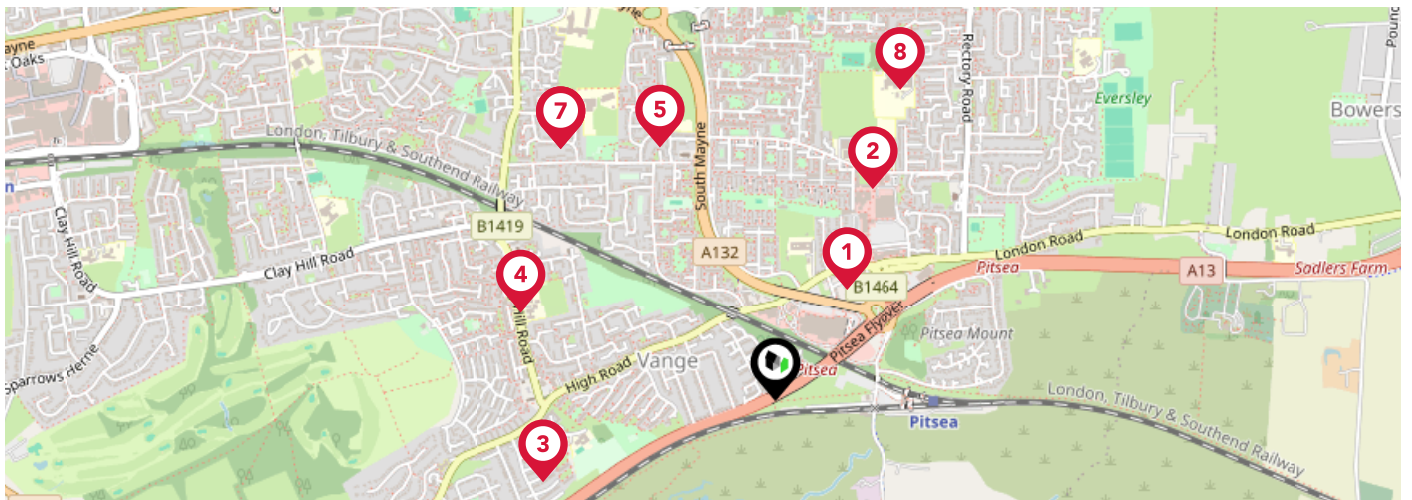
Property

EPC - Additional Data

Additional EPC Data

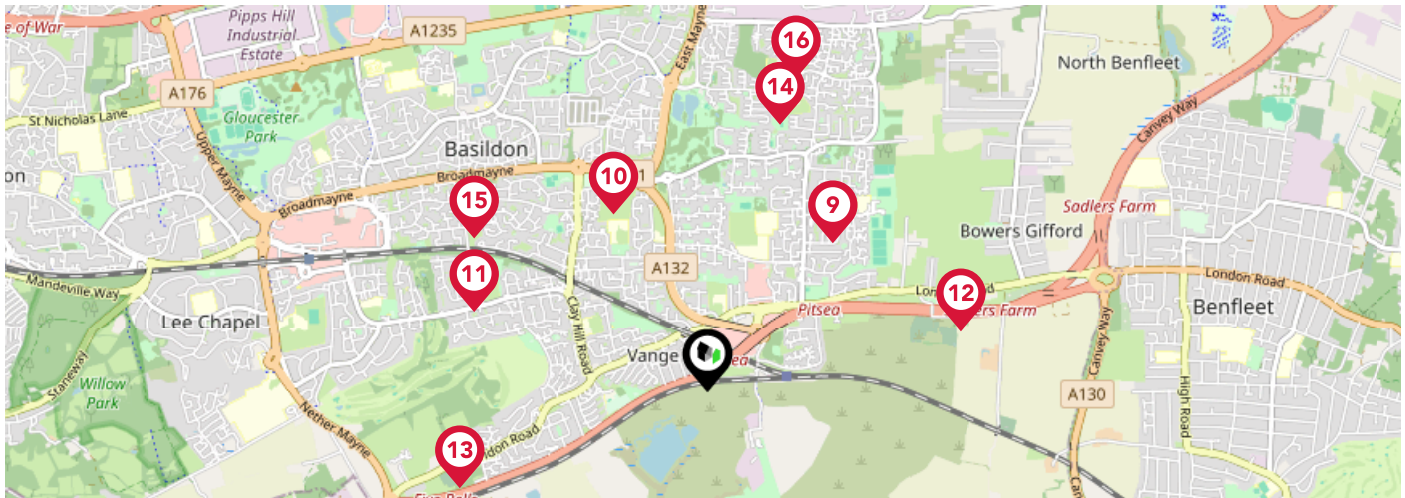
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, 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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	29 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Maple Grove Primary School Ofsted Rating: Good Pupils: 277 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Basildon Upper Academy Ofsted Rating: Requires Improvement Pupils: 511 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ryedene Primary and Nursery School Ofsted Rating: Good Pupils: 255 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bardfield Academy Ofsted Rating: Good Pupils: 479 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Teresa's Catholic Primary School, Basildon Ofsted Rating: Good Pupils: 229 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Greensted Infant School and Nursery Ofsted Rating: Good Pupils: 215 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Greensted Junior School Ofsted Rating: Outstanding Pupils: 242 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Northlands Primary School and Nursery Ofsted Rating: Good Pupils: 640 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

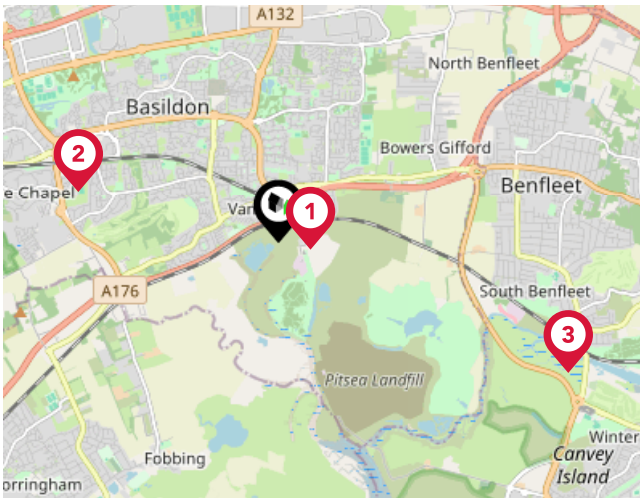
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Eversley Primary School 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>10 The Basildon Lower Academy Ofsted Rating: Good Pupils: 788 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cherry Tree Primary School Ofsted Rating: Good Pupils: 463 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Margaret's Church of England Academy, Bowers Gifford Ofsted Rating: Good Pupils: 257 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Vange Primary School and Nursery Ofsted Rating: Good Pupils: 114 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Briscoe Primary School & Nursery Academy Ofsted Rating: Good Pupils: 373 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Fairhouse Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Felmore Primary School Ofsted Rating: Good Pupils: 416 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

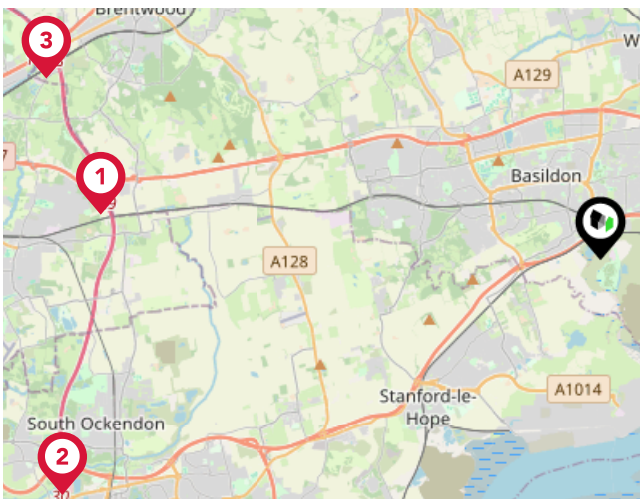
Area

Transport (National)



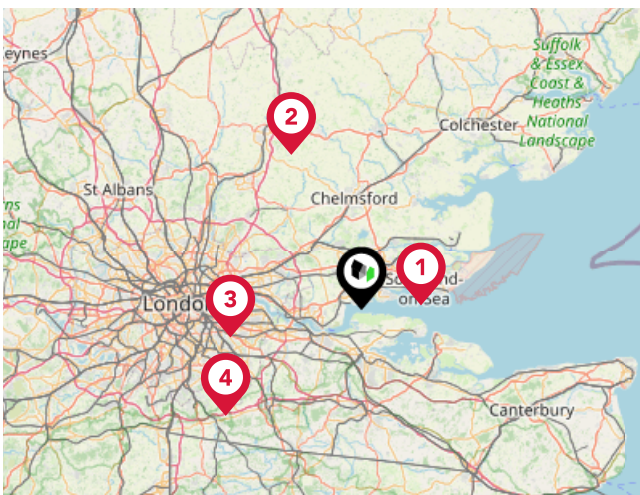
National Rail Stations

Pin	Name	Distance
1	Pitsea Rail Station	0.3 miles
2	Basildon Rail Station	1.89 miles
3	Benfleet Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	9.28 miles
2	M25 J30	10.84 miles
3	M25 J28	10.76 miles



Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	8.76 miles
2	London Stansted Airport	24.97 miles
3	London City Airport	19.75 miles
4	Biggin Hill Airport	25.57 miles

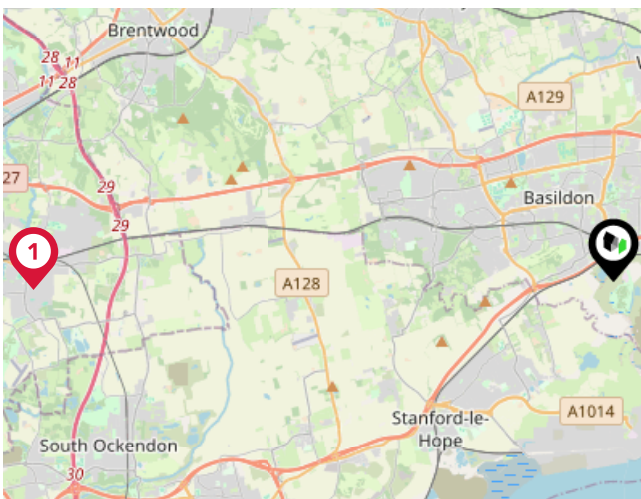
Area

Transport (Local)



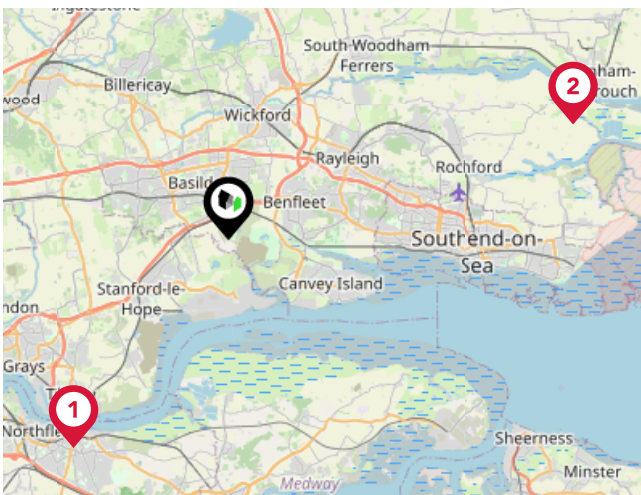
Bus Stops/Stations

Pin	Name	Distance
1	Tesco Store	0.11 miles
2	Hazelmere	0.15 miles
3	Hazelmere	0.15 miles
4	Sandon Road	0.19 miles
5	Chestnut Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	10.69 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	9.57 miles
2	Wallasea Island Ferry Landing	13.4 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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