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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 13th May 2024



WHITMORE WAY, BASILDON, SS14

Griffin

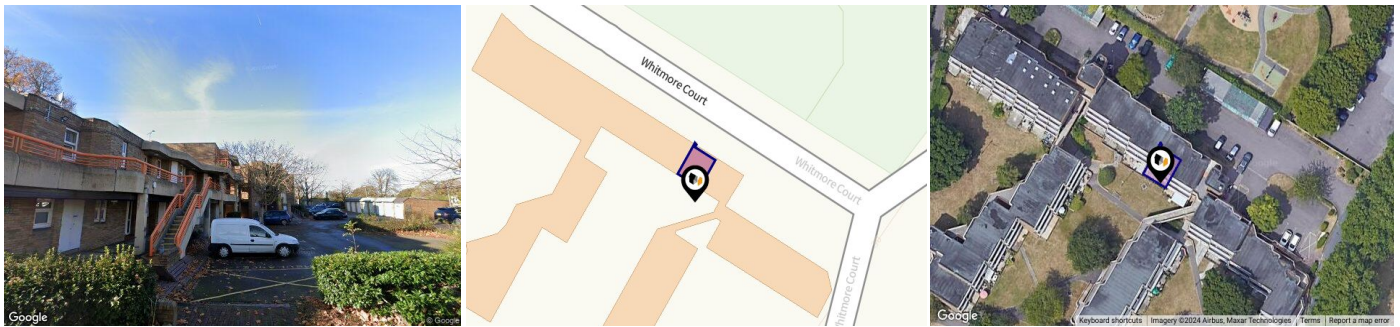
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

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Property Overview



Property

Type:	Detached House	Last Sold	£238
Bedrooms:	1	£/ft²:	
Floor Area:	452 ft ² / 42 m ²	Tenure:	Leasehold
Plot Area:	0.02 acres	Start Date:	09/11/2003
Year Built :	1976-1982	End Date:	30/03/2119
Council Tax :	Band A	Lease Term:	125 years less 5 days from 30 March 1994
Annual Estimate:	£1,440	Term Remaining:	94 years
Title Number:	EX521220		
UPRN:	100091211124		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



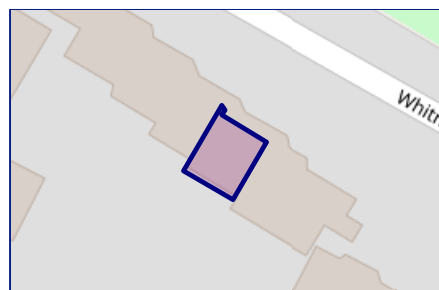
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



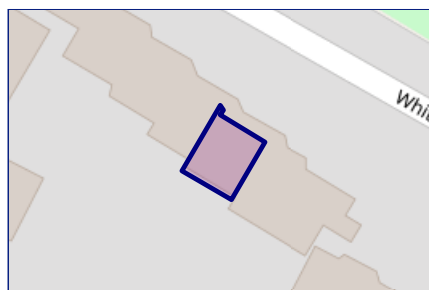
EX521491

Leasehold Title Plans



EX521220

Start Date: 29/03/1994
End Date: 30/03/2119
Lease Term: 125 years from 30 March 1994
Term Remaining: 94 years



EX733345

Start Date: 09/11/2003
End Date: 30/03/2119
Lease Term: 125 years less 5 days from 30 March 1994
Term Remaining: 94 years

Property EPC - Certificate



Whitmore Way, SS14

Energy rating

E

Valid until 10.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

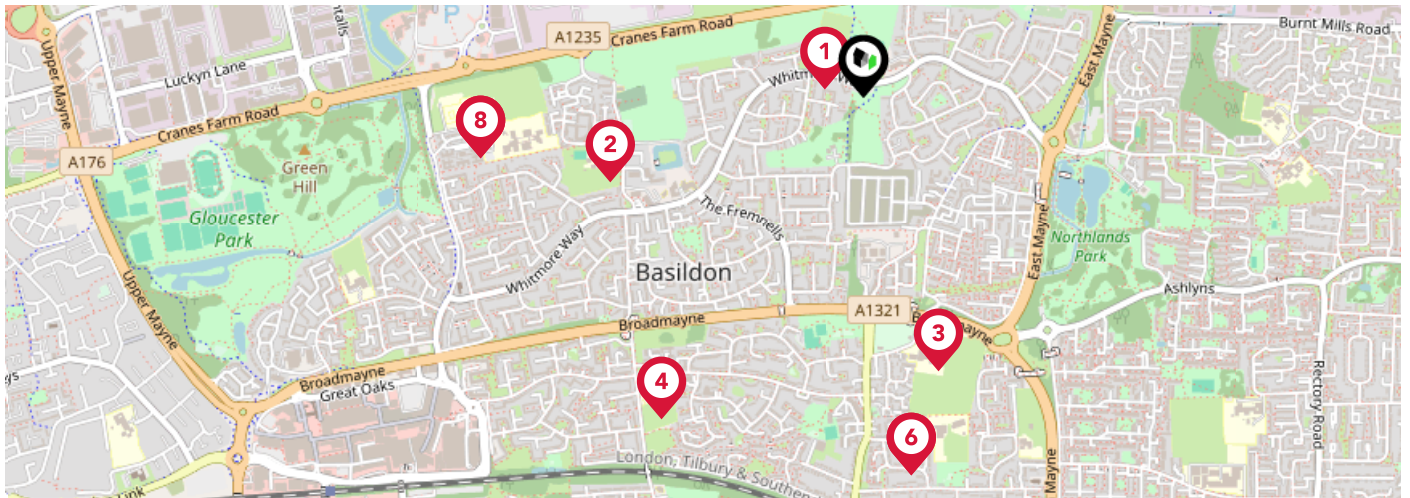
Property

EPC - Additional Data

Additional EPC Data

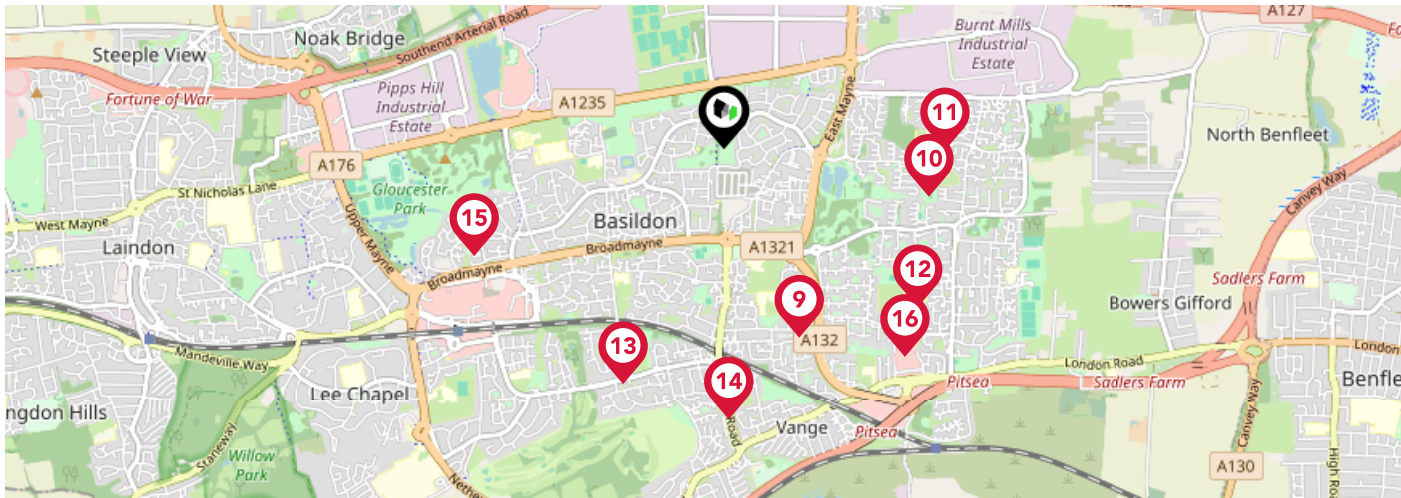
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Water source heat pump, radiators, electric
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Whitmore Primary School and Nursery Ofsted Rating: Good Pupils: 649 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Willows Primary School Ofsted Rating: Good Pupils: 627 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Basildon Lower Academy Ofsted Rating: Good Pupils: 788 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fairhouse Community Primary School Ofsted Rating: Good Pupils: 421 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Greensted Infant School and Nursery Ofsted Rating: Good Pupils: 215 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Greensted Junior School Ofsted Rating: Outstanding Pupils: 242 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 De La Salle School Ofsted Rating: Good Pupils: 751 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Pioneer School Ofsted Rating: Outstanding Pupils: 149 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

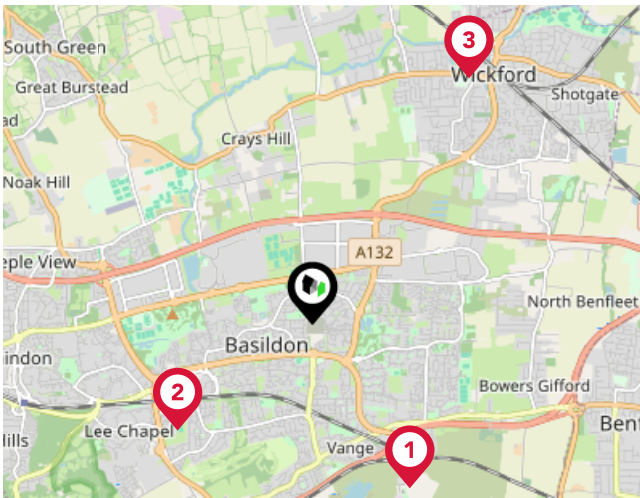
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Teresa's Catholic Primary School, Basildon Ofsted Rating: Good Pupils: 229 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Briscoe Primary School & Nursery Academy Ofsted Rating: Good Pupils: 373 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Felmore Primary School Ofsted Rating: Good Pupils: 416 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Northlands Primary School and Nursery Ofsted Rating: Good Pupils: 640 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cherry Tree Primary School Ofsted Rating: Good Pupils: 463 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Bardfield Academy Ofsted Rating: Good Pupils: 479 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ghyllgrove Primary School Ofsted Rating: Good Pupils: 530 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Basildon Upper Academy Ofsted Rating: Requires Improvement Pupils: 511 Distance:1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

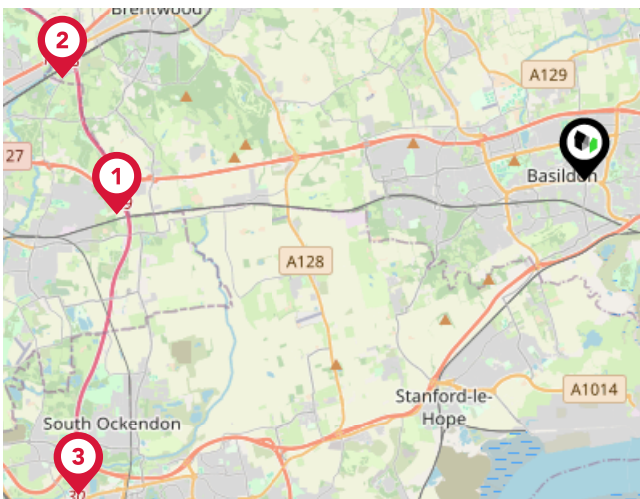
Area

Transport (National)



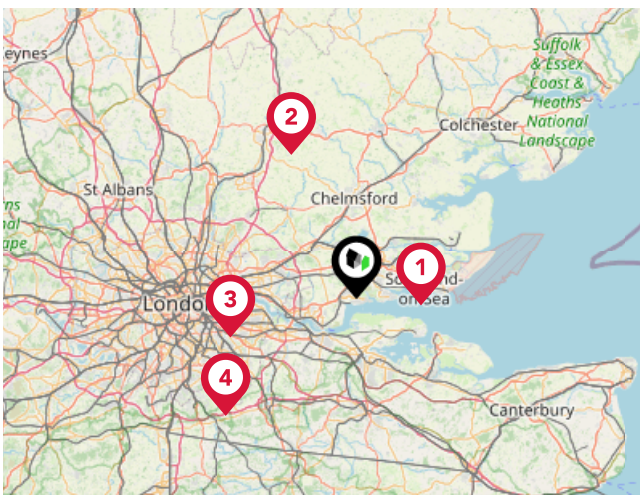
National Rail Stations

Pin	Name	Distance
1	Pitsea Rail Station	1.76 miles
2	Basildon Rail Station	1.57 miles
3	Wickford Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	8.65 miles
2	M25 J28	9.8 miles
3	M25 J30	10.98 miles

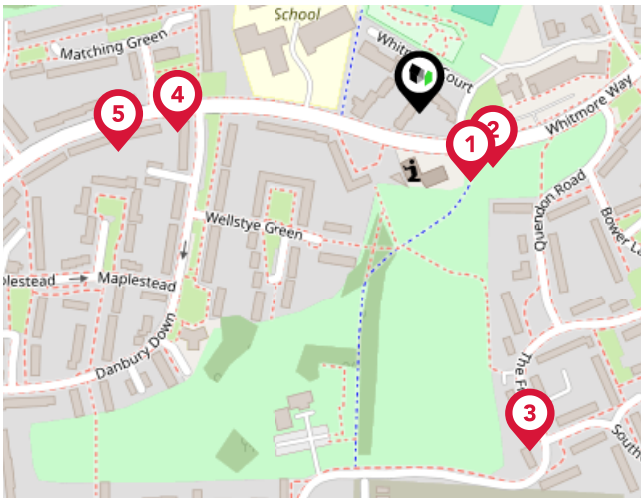


Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	9.4 miles
2	London Stansted Airport	23.4 miles
3	London City Airport	19.51 miles
4	Biggin Hill Airport	26.03 miles

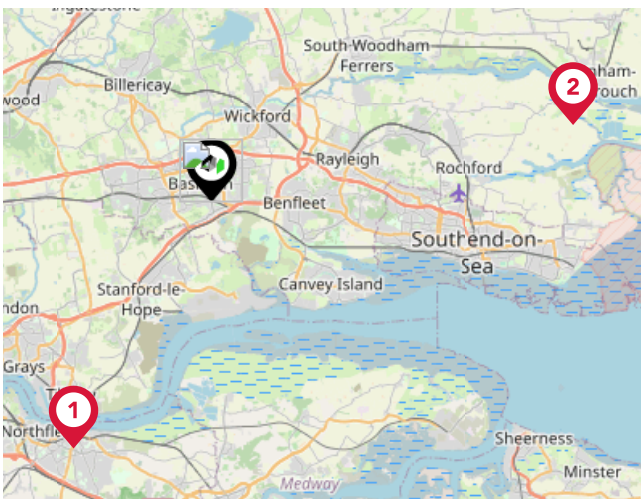
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Jolly Friar	0.05 miles
2	The Jolly Friar	0.05 miles
3	Southcote Crescent	0.21 miles
4	Matching Green	0.14 miles
5	Matching Green	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	10.45 miles
2	Wallasea Island Ferry Landing	13.61 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:



Griffin

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Valuation Office
Agency

