

KIERAN THOMAS

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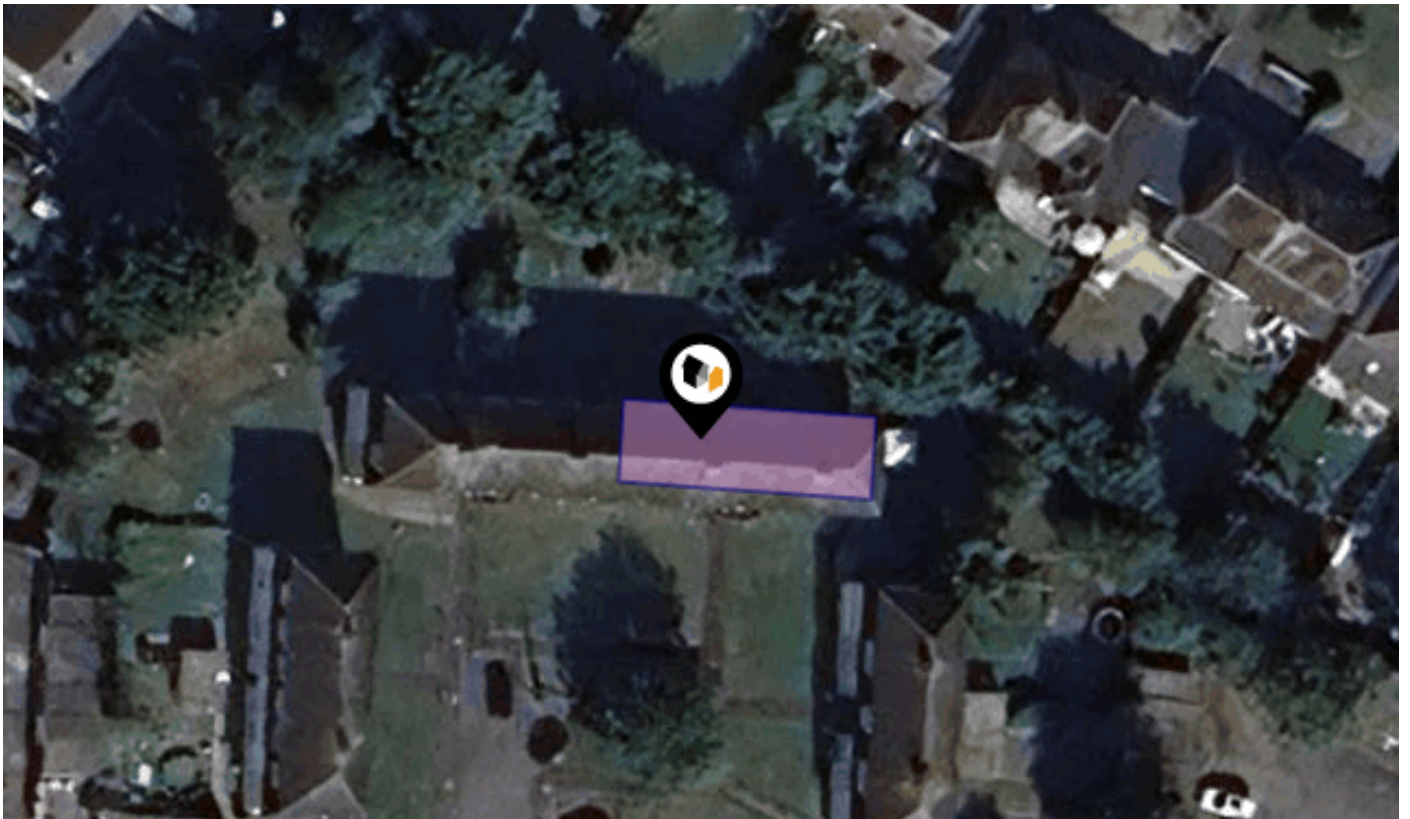


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 23<sup>rd</sup> November 2024**



**SHELLEY CLOSE, ONGAR, CM5**

**Kieran Thomas Powered by eXp**

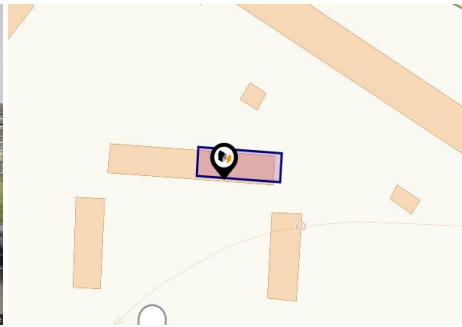
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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	09/02/2003
<b>Floor Area:</b>	730 ft <sup>2</sup> / 67 m <sup>2</sup>	<b>End Date:</b>	10/02/2128
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	125 years from 10/02/2003
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	103 years
<b>Annual Estimate:</b>	£1,867		
<b>Title Number:</b>	EX701422		

## Local Area

<b>Local Authority:</b>	Epping forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>7</b> mb/s	<b>1000</b> mb/s
	

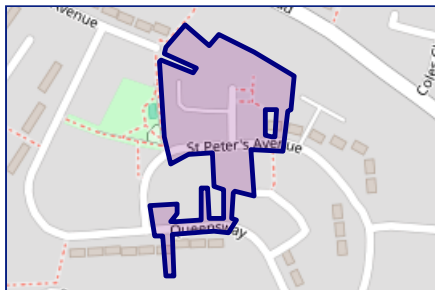
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

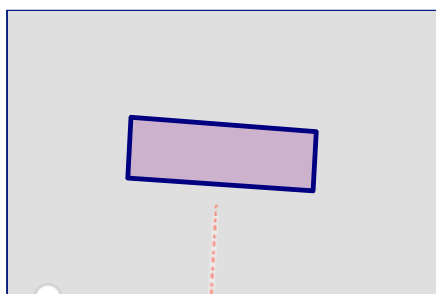


## Freehold Title Plan



**EX719106**

## Leasehold Title Plan



**EX701422**

Start Date: 09/02/2003  
End Date: 10/02/2128  
Lease Term: 125 years from 10/02/2003  
Term Remaining: 103 years

# Property EPC - Certificate

ONGAR, CM5

Energy rating

# D









Valid until 17.09.2034

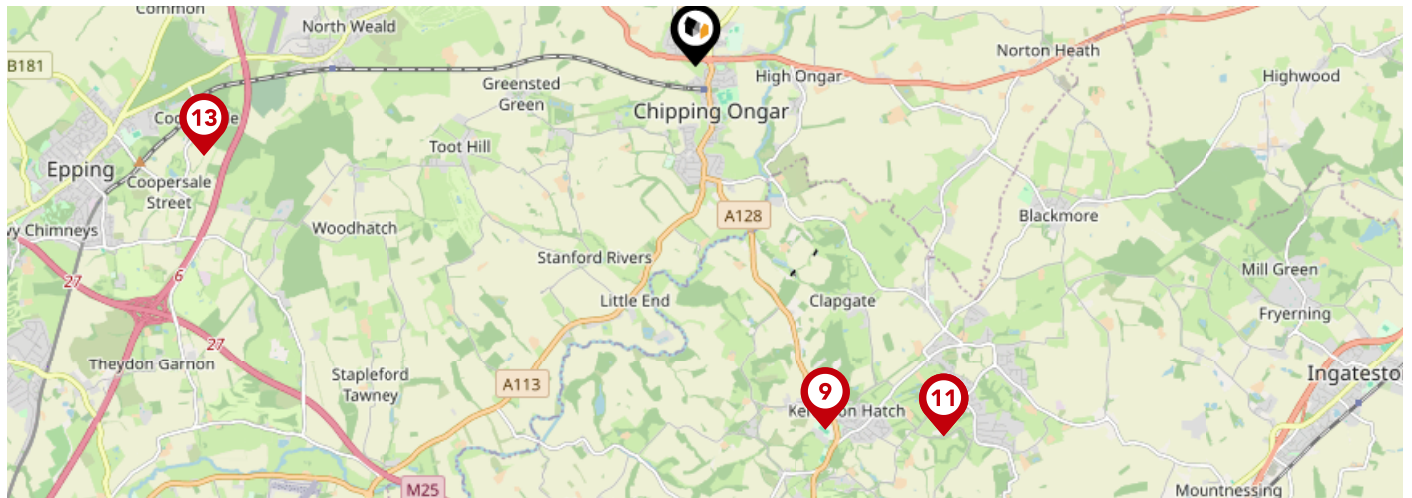
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	69   C
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	68 m <sup>2</sup>



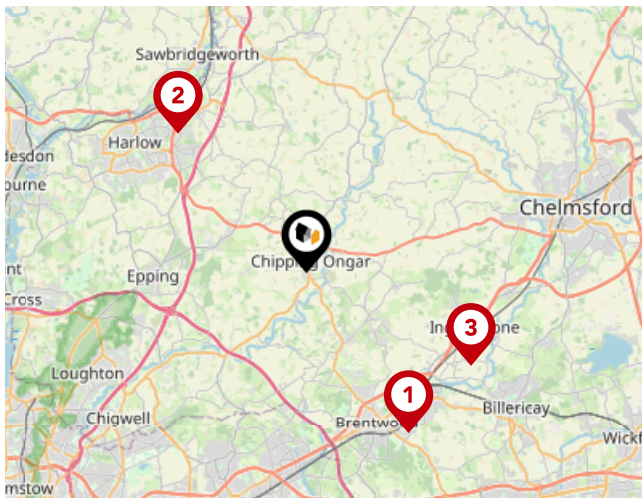
		Nursery	Primary	Secondary	College	Private
	<b>Ongar Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ongar Academy</b> Ofsted Rating: Good   Pupils: 553   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Ongar Primary School</b> Ofsted Rating: Good   Pupils: 126   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chipping Ongar Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moreton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dr Walker's Church of England Voluntary Controlled Primary School, Fyfield</b> Ofsted Rating: Requires improvement   Pupils: 58   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 386   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blackmore Primary School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Kelvedon Hatch Community Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Doddinghurst Church of England Junior School</b> Ofsted Rating: Good   Pupils: 202   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Doddinghurst Infant School</b> Ofsted Rating: Good   Pupils: 145   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Matching Green Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coopersale and Theydon Garnon Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bentley St Paul's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Henry Moore Primary School</b> Ofsted Rating: Good   Pupils: 561   Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Potter Street Academy</b> Ofsted Rating: Good   Pupils: 196   Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

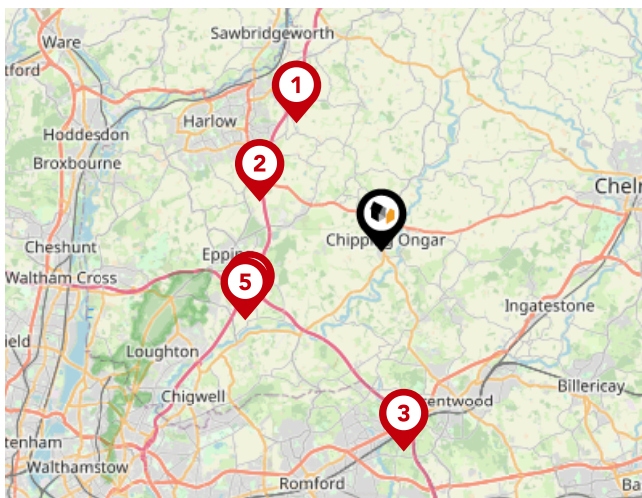
# Area

## Transport (National)



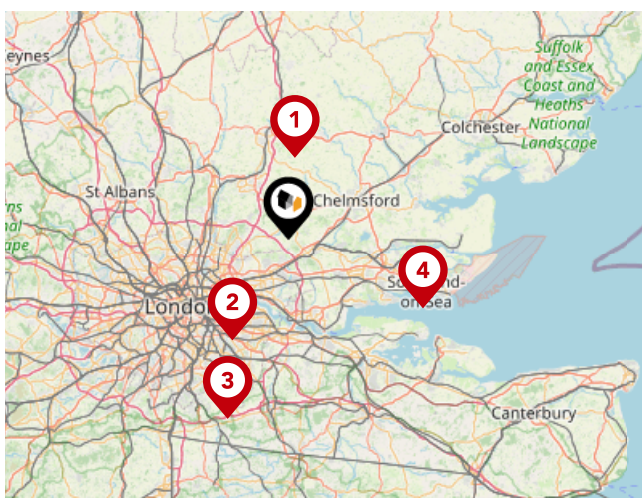
### National Rail Stations

Pin	Name	Distance
1	Shenfield Rail Station	6.98 miles
2	Harlow Mill Rail Station	6.94 miles
3	Ingatestone Rail Station	6.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J7A	5.67 miles
2	M11 J7	4.84 miles
3	M25 J28	7.43 miles
4	M11 J6	5.34 miles
5	M25 J27	5.62 miles



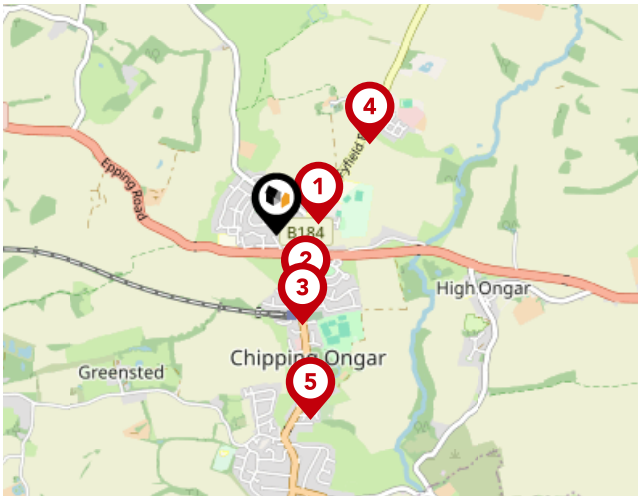
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	12.02 miles
2	Silvertown	16.86 miles
3	Leaves Green	28 miles
4	Southend-on-Sea	22.28 miles



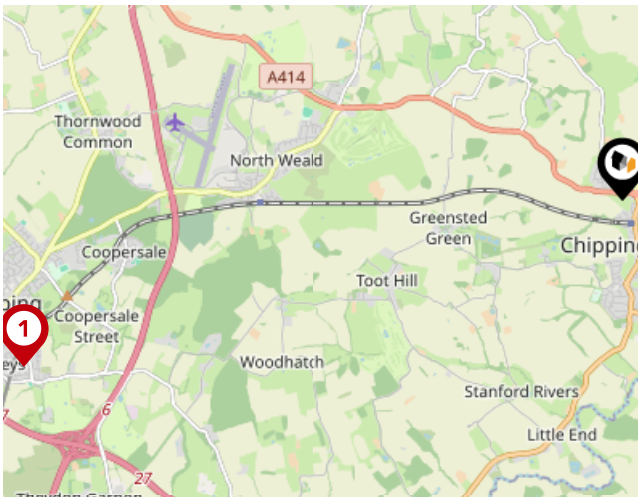
# Area

## Transport (Local)



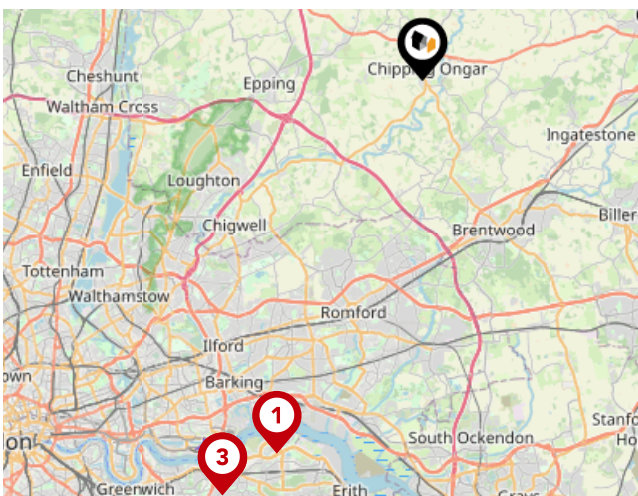
### Bus Stops/Stations

Pin	Name	Distance
1	The Gables	0.2 miles
2	Four Wantz	0.31 miles
3	Great Lawn	0.43 miles
4	Shelley Church	0.6 miles
5	Bansons Ln	0.86 miles



### Local Connections

Pin	Name	Distance
1	Epping Underground Station	5.71 miles
2	Theydon Bois Underground Station	6.71 miles
3	Debden Underground Station	8.36 miles

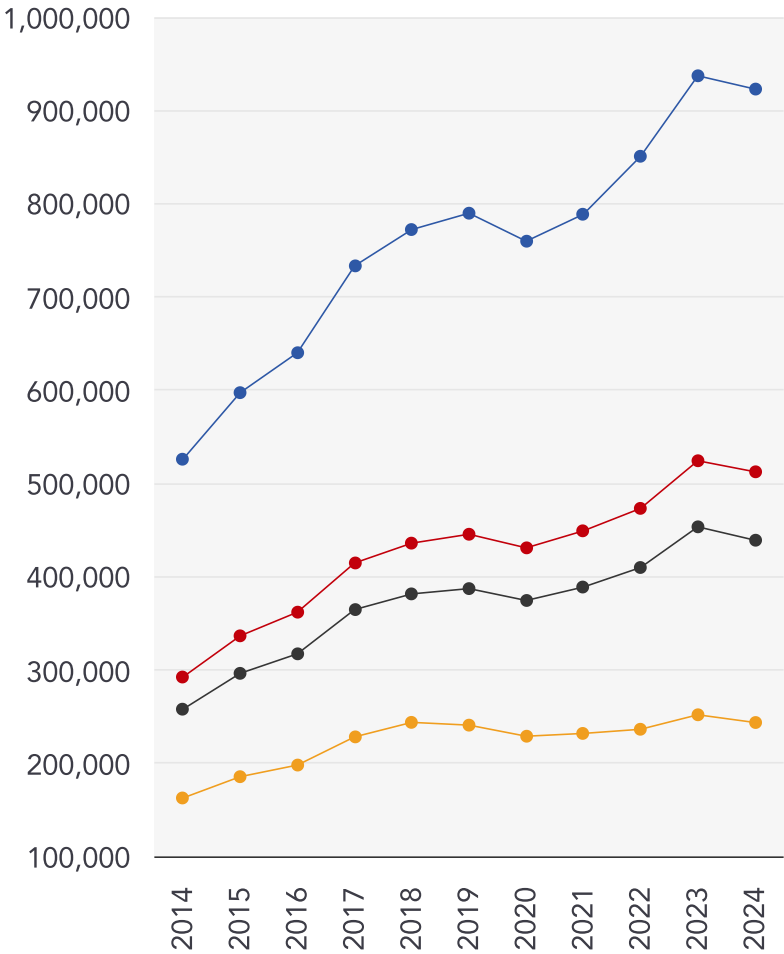


### Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	14.77 miles
2	Woolwich Arsenal Pier	16.96 miles
3	Woolwich Royal Arsenal Pier	16.96 miles

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in CM5



Detached

**+75.48%**

Semi-Detached

**+75.28%**

Terraced

**+70.27%**

Flat

**+49.75%**

## Testimonial 1



We sold a house in East Ham via Kieran Thomas. He was spot on with how long it would take, who the type buyer would be and price. Kieran was always available and answered any questions or queries very quickly and dealt with all our viewings and kept all interested parties fully informed. He was very professional and I would happily recommend Kieran to anyone selling a property. Never underestimate the value of a great estate agent. - Maxine Hammond

## Testimonial 2



I sold my house earlier this year with Kieran Thomas. I had an extremely positive experience and would highly recommend Kieran! I've worked with other estate agents in the past and have been quite appalled by how useless, insincere and unprofessional they have been. This was not the case with Kieran. He is efficient, professional and gets back to you straight away. - Rosie Akerman

## Testimonial 3



I have been greatly impressed by the service provided by this young man - Kieran Thomas - with the sale of my property. He kept me informed and updated throughout the whole process. As well as responding promptly to any queries, he conducted himself in the most professional manner as well as advising on getting the best offer for my property. Thoroughly recommended. - Jean Campbell

## Testimonial 4



Kieran Thomas, was really helpful and kept me informed at all times. He went above and beyond, was always available via phone or e mail. He was full of good advice and when my initial sale fell through he reacted quickly in remarketing the property. If only all the agents work even half as hard as he does! Unusually for me I can't think of anything he could improve on! - Belinda Keynes



/kieranthepropertyagent



/kieranthepropertyagent

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