

EPPING ESPs 2020

GROUP 1

1. 69 Moreton Rd, Ongar
2. 2. 34 Stanway Rd, Waltham Abbey
3. 7 Coppergate Court, Waltham Abbey

69 Moreton Road, Ongar

Description		Data (£)	
Unit	3 Bed House	Purchase Price	320,000
Type	Semi	Works	20,000
Year Built (approx.)	1960s	On Costs	19,450
Style	Post War	Total Costs	<u>359,450</u>
Condition	Fair	Loan (NPV of net rent)	<u>-195,017</u>
Energy Efficiency	Medium	Capital Contribution	164,433
Heating	Gas CH	LHA (pw)	210.17
Parking	Street	80% Market (pw)	257.57
Garden	Private	Service Charge (pa)	nil

69 Moreton Road, Ongar



34 Stanway Rd. Waltham Abbey

Description		Data (£)	
Unit	3 Bed House	Purchase Price	325,000
Type	Terraced	Works	2,500
Year Built (approx.)	1970s	On Costs	19,850
Style	Modern	Total Costs	<u>347,350</u>
Condition	Good	Loan (NPV of net rent)	<u>-233,806</u>
Energy Efficiency	Medium	Capital Contribution	113,544
Heating	Gas CH	LHA (pw)	244.31
Parking	Street	80% Market (pw)	276
Garden	Private	Service Charge (pa)	nil

34 Stanway Rd. Waltham Abbey



7 Coppergate Court, Waltham Abbey

Description		Data (£)	
Unit	2 Bed Flat	Purchase Price	260,000
Type	Ground Floor	Works	1,500
Year Built (approx.)	1985	On Costs	14,650
Style	Modern	Total Costs	<u>276,150</u>
Condition	Very good	Loan (NPV of net rent)	<u>-170,873</u>
Energy Efficiency	Good	Capital Contribution	105,277
Heating	Gas CH (combi)	LHA (pw)	197.81
Parking	2 Spaces	80% Market (pw)	183.98
Garden	Communal	Service Charge (pa)	£78

7 Coppergate Court, Waltham Abbey

