

EPPING ESPs 2020

GROUP 3

1. 35 Turners Close, Ongar
2. 30 STANFORD COURT, Waltham Abbey

35 Turners Close, Ongar

Description		Data (£)	
Unit	3 Bed House	Purchase Price	335,000
Type	Terraced	Works	2,400
Year Built (approx.)	1980s	On Costs	<u>20,970</u>
Style	Modern, private	Total Costs	<u>358,370</u>
Condition	Very good	Loan	- <u>250,859</u>
Energy Efficiency	Good	Subsidy	107,511
Heating	Gas CH	LHA (pw)	210.17
Parking	Shared on road	80% Market (pw)	257.57
Garden	Private	Internal Rate of Return	3.06%

35 Turners Close, Ongar



30 STANFORD COURT, Waltham Abbey

Description		Data (£)	
Unit	4 Bed House	Purchase Price	350,000
Type	End Terrace	Works	8,400
Year Built (approx.)	1970s	On Costs	<u>22,170</u>
Style	Ex Council	Total Costs	<u>380,570</u>
Condition	Good	Loan	<u>-266,399</u>
Energy Efficiency	Good	Capital Contribution	114,171
Heating	Gas CH	LHA (pw)	293.79
Parking	Shared, public	80% Market (pw)	294.37
Garden	Private	Internal Rate of Return	5.2%

30 STANFORD COURT, Waltham Abbey

