

EPPING ESPs 2020

GROUP 4

1. 132 Highwood Lane, Loughton
2. 2 Osprey Court, Waltham Abbey
3. 28 Fairbank Close, Ongar

132 Highwood Lane, Loughton

Description		Data (£)	
Unit	2 Bed Flat	Purchase Price	230,000
Type	1 st /2 nd fl' Duplex	Works	24,000
Year Built (approx.)	1970s	On Costs	<u>13,503</u>
Style	Ex Council, block	Total Costs	<u>267,503</u>
Condition	Fair	Loan	-187,252
Energy Efficiency	Good	Subsidy	80,251
Heating	Gas CH	LHA (pw)	204.35
Parking	Shared, public	80% Market (pw)	202.38
Garden	Communal	Internal Rate of Return	5.09%

132 Highwood Lane, Loughton



2 Osprey Court, Waltham Abbey

Description		Data (£)	
Unit	2 Bed Flat	Purchase Price	226,000
Type	Ground Floor	Works	24,000
Year Built (approx.)	1990s	On Costs	<u>13,503</u>
Style	Modern, private	Total Costs	<u>263,503</u>
Condition	Poor	Loan	<u>-184,452</u>
Energy Efficiency	Very good	Capital Contribution	79,051
Heating	Gas CH	LHA (pw)	197.81
Parking	Private	80% Market (pw)	183.98
Garden	Communal	Internal Rate of Return	4.35%

2 Osprey Court, Waltham Abbey



28 Fairbank Close, Ongar

Description		Data (£)	
Unit	2 Bed House	Purchase Price	290,000
Type	Terraced	Works	18,600
Year Built (approx.)	1980s	On Costs	<u>17,370</u>
Style	Modern, private	Total Costs	<u>325,970</u>
Condition	Poor	Loan	<u>-228,179</u>
Energy Efficiency	Good	Capital Contribution	97,791
Heating	Gas (warm air)	LHA (pw)	174.82
Parking	Garage en bloc	80% Market (pw)	202
Garden	Private	Internal Rate of Return	2.36%

28 Fairbank Close, Ongar

