

# EPPING ESPs 2020

## GROUP 8

1. 85 WESTERN ROAD, NAZEING
2. 3 SUDICAMPS COURT, WALTHAM ABBEY

# 85 WESTERN ROAD, NAZEING

Description		Data (£)	
Unit	3 Bed House	Purchase Price	380,000
Type	Semi	Works	7,200
Year Built (approx.)	1960s	On Costs	<u>24,570</u>
Style	Post war- private	Total Costs	<u>411,770</u>
Condition	Good	Loan	-288,239
Energy Efficiency	Good	Subsidy	<b>123,531</b>
Heating	Gas CH	LHA (pw)	210.17
Parking	Private garage	80% Market (pw)	239.17
Garden	Private	Internal Rate of Return	<b>2.04%</b>

# 85 WESTERN ROAD, NAZEING



# 3 SUDICAMPS COURT, WALTHAM ABBEY

Description		Data (£)	
<b>Unit</b>	3 Bed House	<b>Purchase Price</b>	325,000
<b>Type</b>	Terraced	<b>Works</b>	3,000
<b>Year Built (approx.)</b>	1970s	<b>On Costs</b>	<u>20,170</u>
<b>Style</b>	Ex Council	<b>Total Costs</b>	<u>348,170</u>
<b>Condition</b>	Very good	<b>Loan</b>	-243,719
<b>Energy Efficiency</b>	Good	<b>Capital Contribution</b>	<b>104,451</b>
<b>Heating</b>	Gas CH	<b>LHA (pw)</b>	244.31
<b>Parking</b>	Shared, public	<b>80% Market (pw)</b>	248.37
<b>Garden</b>	Private	<b>Internal Rate of Return</b>	<b>4.54%</b>



3 SUDICAMPS COURT, WALTHAM ABBEY



Castles



Castles