



Guide price £250,000

Key features

- Two Bedrooms
- 15ft Reception Room
- Bathroom/WC
- Within Approximately 150 yards of Park
- Within Approximately 1.1 Miles of Station
- London Borough of Redbridge
- Approximately 150-Year Lease (LEASE EXTENSION RECENTLY COMPLETED)
- The Estimated Service Charges are £1500
- NO GROUND RENT PAYABLE

Full description

Tenure: Leasehold

NO ONWARD CHAIN. Ideal Locations estate agents are pleased to offer for sale this two-bedroom 3rd floor flat in Chadwell Heath.

The property comprises: 15ft reception room, 8ft x 8ft kitchen, bathroom/WC, 12ft bedroom, 9ft bedroom.

The property is located within the London Borough of Redbridge, which is renowned for its award-winning parks, excellent transport links, thriving shopping areas, and high-performing schools.

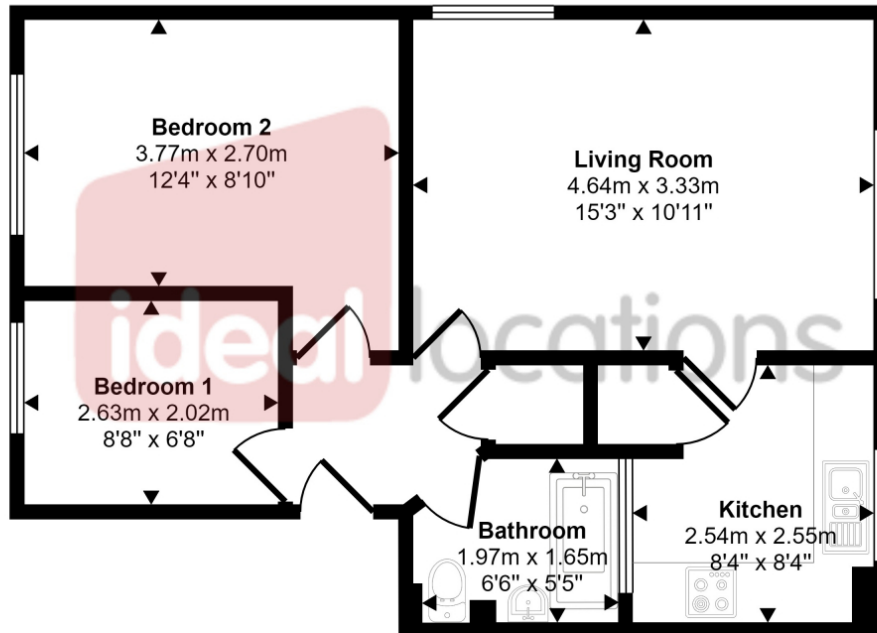
The property is situated within approximately 150 yards of Crucible Park. Goodmayes train station (Elizabeth Line - Zone 4) is located within approximately 1.1 miles of the property. King George Hospital is located approximately 0.8 miles away. Golf Kingdom (an 18-hole Masters Golf Course and driving range) and Moby Golf (an 18-hole 'crazy golf' course) are within approximately 1.6 miles of the property.

The lease is approximately 150 years after just having done a £30,000 lease extension. The estimated service charges for the accounting year ending 31 December 2023 are £1500. There is also no ground rent as a result of the lease extension.

The Council Tax Band is C. The EPC Rating is E.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Approx Gross Internal Area
48 sq m / 512 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy performance certificate (EPC)

43, Millhaven Close
ROMFORD
RM6 4PL

Energy rating

E

Valid until: **25 August 2026**

Certificate number: **8696-7828-4430-4637-8926**

Property type

Top-floor flat

Total floor area

54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 573 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£982 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £592 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,957 kWh per year for heating
 - 1,722 kWh per year for hot water
-

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.2 tonnes of CO₂

This property's potential production 2.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£39
2. Cavity wall insulation	£500 - £1,500	£246
3. Draught proofing	£80 - £120	£11
4. Low energy lighting	£5	£10
5. High heat retention storage heaters	£800 - £1,200	£200
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£87

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Steven Bloom
Telephone	02081720080
Email	sales@arcenergy.net

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003072
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	23 August 2016
Date of certificate	26 August 2016
Type of assessment	RdSAP
