

# EPPING ESPs 2020

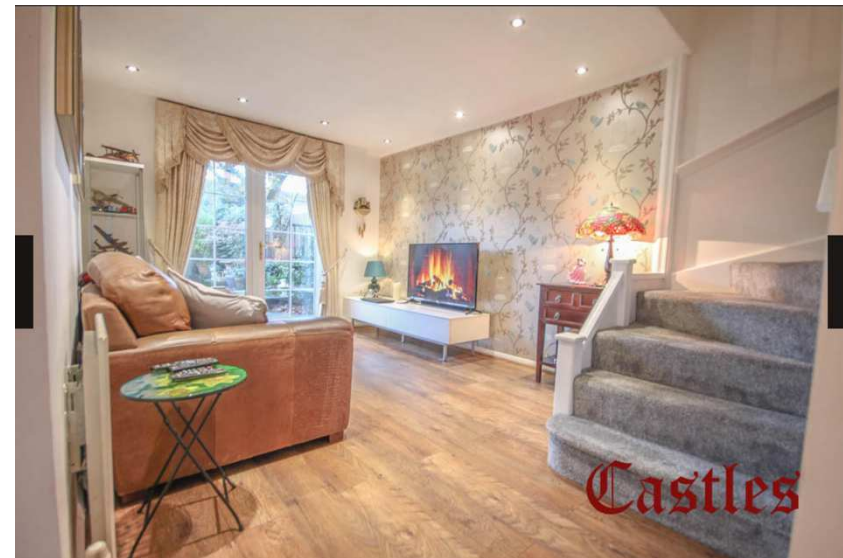
## GROUP 7

1. 33 HOWARD CLOSE, WALTHAM ABBEY
2. 27 MAYNARD CLOSE, WALTHAM ABBEY

# 33 HOWARD CLOSE, WALTHAM ABBEY

Description		Data (£)	
Unit	3 Bed House	Purchase Price	355,000
Type	Terraced	Works	1,800
Year Built (approx.)	1990s	On Costs	<u>22,570</u>
Style	Post war- private	Total Costs	<u>379,370</u>
Condition	Very good	Loan	-265,559
Energy Efficiency	Good	Subsidy	<b>113,811</b>
Heating	Gas CH	LHA (pw)	244.31
Parking	Private garage	80% Market (pw)	248.37
Garden	Private	Internal Rate of Return	<b>3.89%</b>

# 33 HOWARD CLOSE, WALTHAM ABBEY



# 27 MAYNARD CLOSE, WALTHAM ABBEY

Description		Data (£)	
Unit	3 Bed House	Purchase Price	297,750
Type	End Terrace	Works	14,400
Year Built (approx.)	1960s	On Costs	<u>17,990</u>
Style	Ex Council	Total Costs	<u>330,140</u>
Condition	Fair	Loan	-231,098
Energy Efficiency	Good	Capital Contribution	<b>99,042</b>
Heating	Gas CH	LHA (pw)	244.31
Parking	Shared, public	80% Market (pw)	248.37
Garden	Private	Internal Rate of Return	<b>4.96%</b>

27 MAYNARD CLOSE, WALTHAM ABBEY

