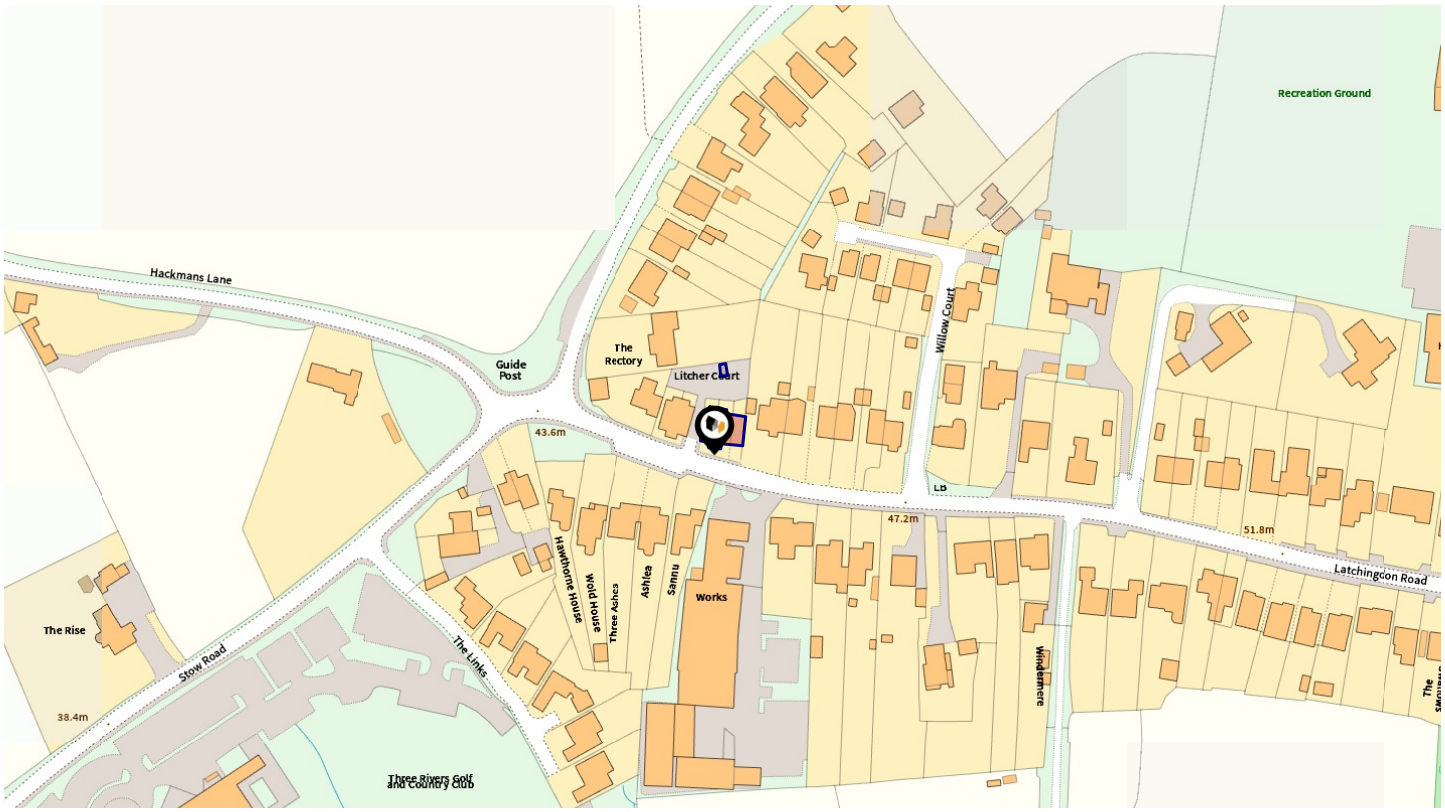
KEY FACTS FOR BUYERS

Latchingdon Road, Cold Norton, CM3

January 2022



A guide to this property and the local area

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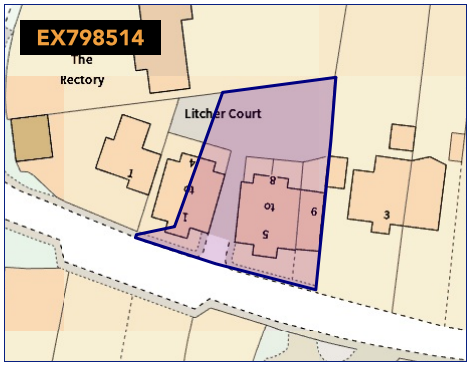
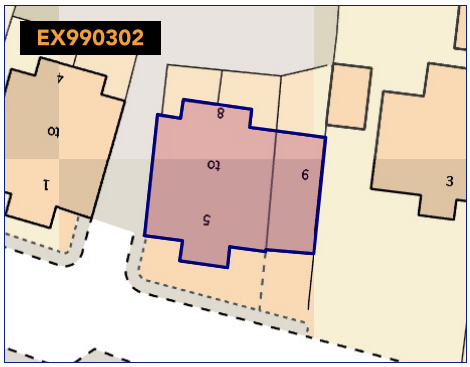
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 2019	01 Jan 2144	125 years	122 years

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PROPERTY OVERVIEW

LATCHINGDON ROAD, COLD NORTON, CM3

Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette

Floor Area:	775.00 ft^2 72.00 m^2
Plot Size:	0.05 acres
Council Tax Band:	B
Annual Cost:	£1,423.90 (min)
Land Registry Title Number:	EX990302
Tenure:	Leasehold
Lease Start Date:	01 Jan 2019
Lease End Date:	01 Jan 2144
Lease Term:	125 years from 1 January 2019
Term Remaining:	122 years
£/sqft:	£251.61

AREA KEY FACTS

Local Authority:	MALDON
Flood Risk:	Very Low
Conservation Area:	No

Predicted Broadband Speeds

Basic:	8 Mbps
Superfast:	80 Mbps
Ultrafast:	900 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE:	✓
Three:	✗
O2:	✓
Vodafone:	✓

Satellite / Fibre TV Availability

BT:	✓
Sky:	✓
Virgin:	✗

PLANNING HISTORY

No Planning Records Available

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PHOTO GALLERY

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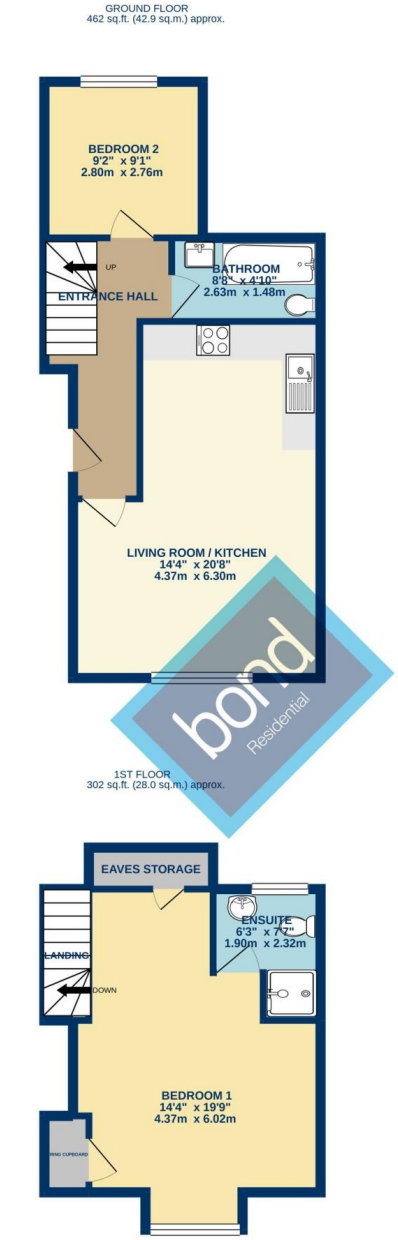
PROPERTY OVERVIEW

FLOORPLANS



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OVERVIEW

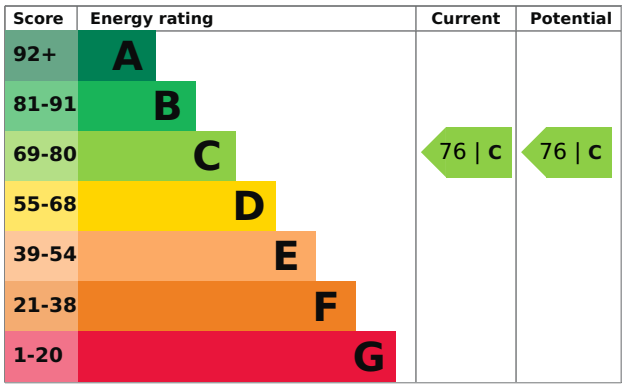
EPC

Latchingdon Road, Cold Norton, CHELMSFORD, CM3

Energy rating

C

Valid until 05.01.2032



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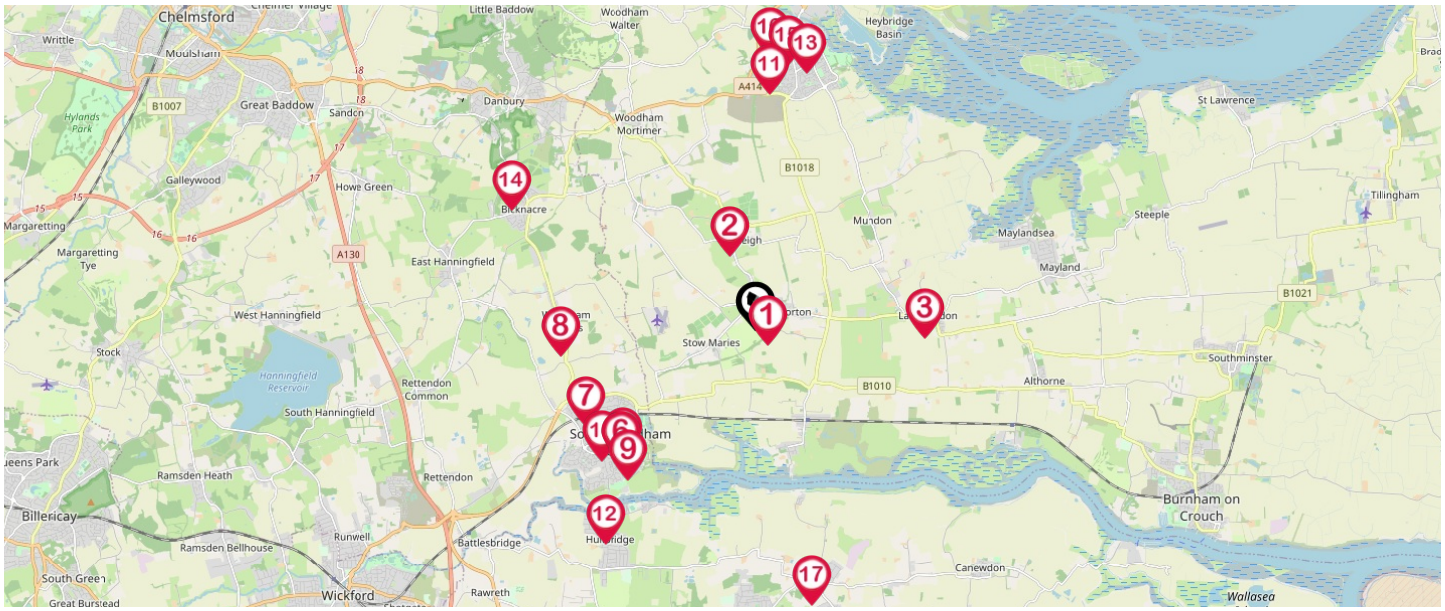
LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Cold Norton Primary School	Outstanding	148	0.33 Miles	☐	☑	☐	☐	☐
2	Purleigh Community Primary School	-	215	1.15 Miles	☐	☑	☐	☐	☐
3	Latchingdon Church of England Voluntary Controlled Prima…	Good	119	2.55 Miles	☐	☑	☐	☐	☐
4	William de Ferrers School	Good	1223	2.64 Miles	☐	☐	☑	☑	☐
5	Trinity St Mary's CofE Voluntary Aided Primary School, Sou…	Good	193	2.7 Miles	☐	☑	☐	☐	☐
6	St Joseph's Catholic Primary School, SWF	Good	200	2.7 Miles	☐	☑	☐	☐	☐
7	Woodville Primary School	-	419	2.8 Miles	☐	☑	☐	☐	☐
8	St Mary's Church of England Primary School	-	-	-	☐	☑	☐	☐	☐
9	Collingwood Primary School	Good	236	2.83 Miles	☐	☑	☐	☐	☐
10	Elmwood Primary School	Good	440	2.9 Miles	☐	☑	☐	☐	☐
11	Wentworth Primary School	Good	417	3.5 Miles	☐	☑	☐	☐	☐
12	Riverside Primary School	Good	315	3.78 Miles	☐	☑	☐	☐	☐
13	Maldon Primary School	-	236	3.89 Miles	☐	☑	☐	☐	☐
14	Priory Primary School, Bicknacre	Good	179	3.94 Miles	☐	☑	☐	☐	☐
15	Plume School	Good	1702	3.95 Miles	☐	☐	☑	☑	☐
16	All Saints Maldon Church of England Voluntary Controlled …	Good	311	4.05 Miles	☐	☑	☐	☐	☐
17	Ashingdon Primary Academy	Requires improvement	206	4.11 Miles	☐	☑	☐	☐	☐

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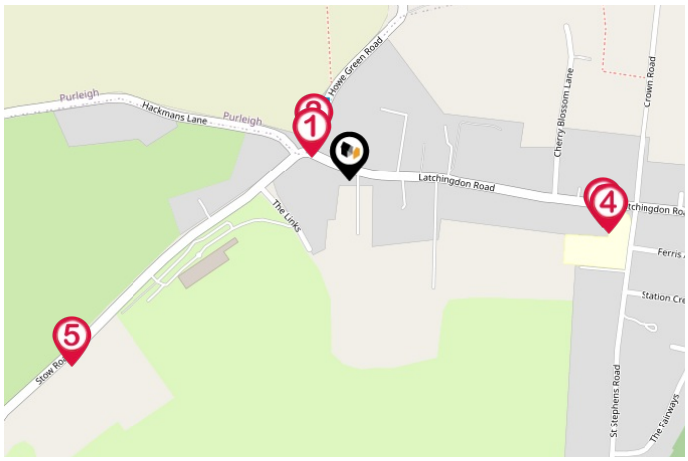
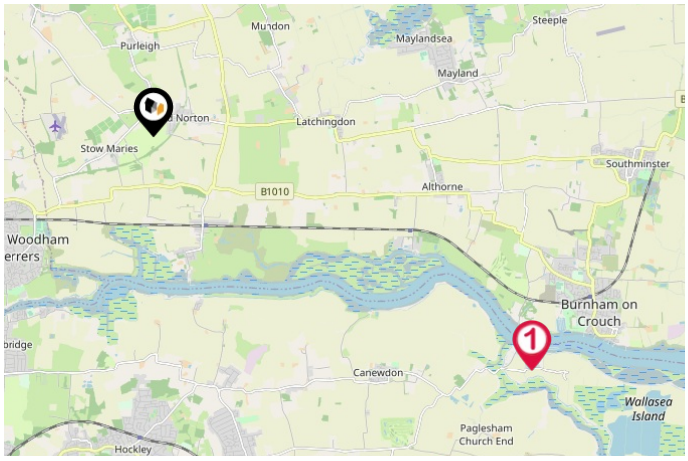
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

1 - Latchingdon Road | 0.04 miles
2 - Latchingdon Road | 0.05 miles
3 - St Stephens Road | 0.24 miles
4 - St Stephens Road | 0.25 miles
5 - Stow Road | 0.3 miles



FERRY TERMINALS

1 - Wallasea Island Ferry Landing | 6.6 miles

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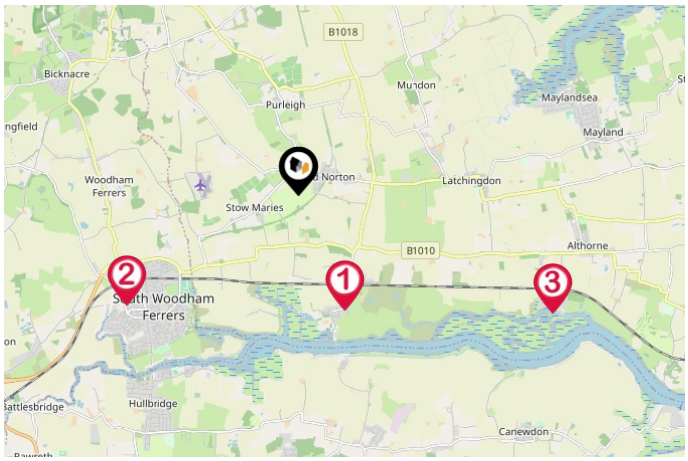
LOCAL AREA

NEAREST TRANSPORT LINKS

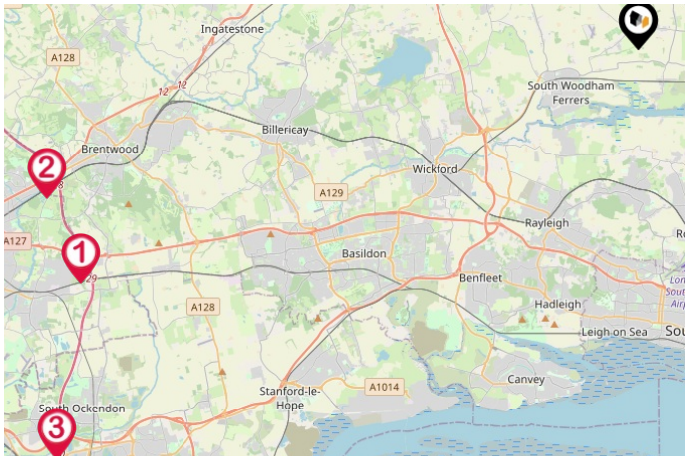


NATIONAL RAIL STATIONS

1 - North Fambridge Rail Station | 1.84 miles

2 - South Woodham Ferrers Rail Station | 2.94 miles

3 - Althorne Rail Station | 4.17 miles

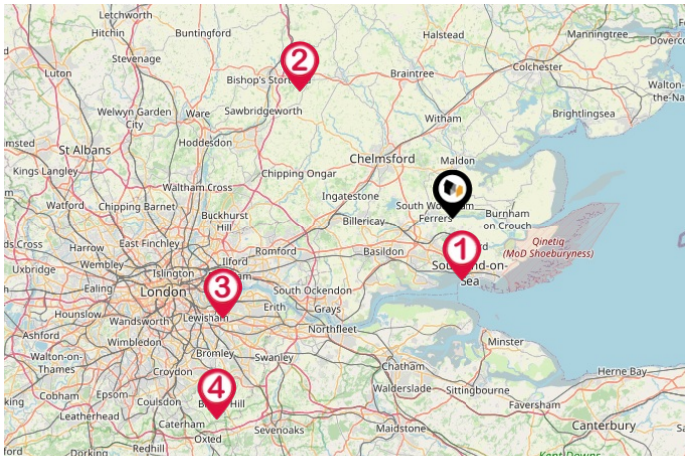


TRUNK ROADS/MOTORWAYS

1 - M25 J29 | 17.67 miles

2 - M25 J28 | 17.82 miles

3 - M25 J30 | 20.83 miles



AIRPORTS/HELIPADS

1 - London Southend Airport | 7.38 miles

2 - London Stansted Airport | 22.91 miles

3 - London City Airport | 28.86 miles

4 - Biggin Hill Airport | 35.92 miles

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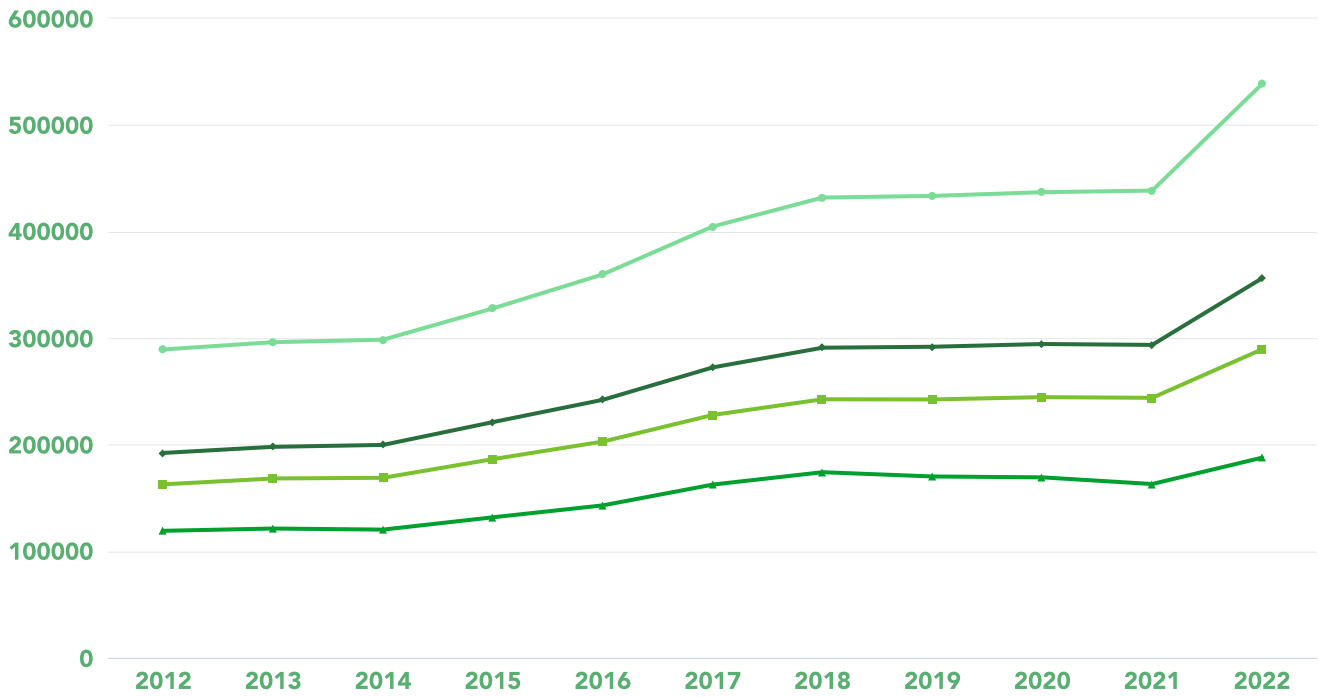
LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM3

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 57.54%

TERRACED
+ 77.81%

SEMI-DETACHED
+ 85.22%

DETACHED
+ 86.07%

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About Us

Award winning Estate Agent in Chelmsford, Danbury and surrounding areas
Our hard work and our professional and friendly approach have helped establish us as one of the city's leading independent agents. We are proud that our traditional values and modern approach have led to so many customers recommending us to friends and family. We believe we offer an unparalleled service to our clients and invite you to contact us for any of your property needs throughout Chelmsford, Danbury, and surrounding areas.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1

★★★★★

First class professional service. Selling process was as painless as possible.

Testimonial 2

★★★★★

The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

Testimonial 3

★★★★★

At last an estate agent in Danbury/Little Baddow that provides the quality of service and experience which has been missing for so long. The customer is at the centre of everything they do and the team led by Steve delivered on every promise they made us and sold our house at a price acceptable to ourselves.

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DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:

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