



NB Hearnes cannot accept any liability for inaccurate or omitted information

Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease?

999 years from 1999

Service charge amount and what does it include?

£100.00 per month – covers garden maintenance, window cleaning, water and incidentals.

Ground rent amount?

N/A

Details of any future ground rent reviews?

N/A

Freeholder?

WOODHOUS EAVES LTD – 32 Little Forest Road

Managing Agent?

N/A

Are there any deed of variations to the lease?

N/A

Has the lease been extended or do you have a lease extension valuation?

N/A

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

Flat 4 has an equal share of the freehold with flats 1, 2 and 3.

Has a section 20 been served?

N/A

Are there any upcoming works?

External maintenance painting within the next two years

Are there any planned changes to the service charge?

None currently planned

Is there a sinking fund, and if so how much is currently held?

No – all major maintenance split between the flats

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required)

No – unless all four owners are agreeable.

Are short hold tenancies allowed (6 months+)?

No – minimum of 12 month tenancies only

Are short term / holiday lets allowed? (Please check your lease before confirming)

No

Are you aware of any disputes between the residents and freeholder?

No

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Gas combi boiler

Do you have underfloor heating or radiators?

Radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

No

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

No

Are there any communal heating systems? If yes, please provide the above and any further information on this.

No

Where is the boiler and when was it installed?

In cupboard between bathroom and toilet on first floor

Is it a combination boiler or do you have a separate water tank?

Combi boiler with migo remote control system

Fuse box location?

In cupboard under stairs in ground floor hallway

Gas meter location? – On external wall to the left of flat three entrance

Water and drainage:

Do you have a water meter and if so, where is it located?

No

Is the water supplied by a borehole, spring or well?

Mains water supply

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains

Is there a water softener?

Yes

Stop cock location?

In cupboard in hallway on first floor

Phone and internet:**Broadband**

For any information regarding broadband a potential buyer should go to OfCom via this link - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

Shared gravel driveway maintained by all owners and cost shared equally

Is there parking to the property? Please provide information.

Two spaces agreed for each flat. Parking for flat 4 at the rear of the property – No vans or caravans unless previously agreed.

Is there a garage and where is it located?

Yes – to the rear of the property

Property construction:

What year was the property built?

1900-1920 (Estimation)

If a new build or newly converted, is the title registered?) – N/A

Is the building pre-fabricated? If yes, who do you insure with?

No

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

Yes

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Improvements to kitchen, ensuite, main bathroom and toilet – redecoration throughout.

Has the property ever undergone any structural work or underpinning?'

No

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No

Part B

Are there any shared areas or boundaries?

No

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

No

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

N/A

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

No

Are there any building safety or structural risks you are aware of?

Occasional tile slippage which is checked and monitored regularly

Are you aware of there being any asbestos at the property? – Garage Roofs

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

NO

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

None that we are aware of

Are there any restrictions or covenants to the property?

N/A

Which boundaries belong to the property?

Are there any public right of ways, easements or servitudes?

NO

Are there any Tree Protection orders in the garden? Are any trees above 50'?

Yes

Is there any known flood risk of coastal erosion to your property or the local area?

No

Do you have a garden or balcony? If yes, which way is it facing?

Communal garden

Which floor is your property on?

First floor

How many floors are in the building?

Two – ground and first floor

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

NO

Are you aware of any disputes with neighbours or the freeholders?

No

Other:

Are you prepared to vacate the property?

Yes

Have you considered which fixtures and fittings you would leave or take with you?

TBD