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Part A

Lease:

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

How long is left on the lease?

130 years from June 2019 to 31st May 2149

Service charge amount and what does it include?

1/2 yearly service charge = £916.36

Ground rent amount?

Annual ground rent = £170.00

Details of any future ground rent reviews?

2029

Freeholder?

BEC Developments U.K. Limited

Managing Agent?

Rebbeck Brothers

Are there any deed of variations to the lease?

None known

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

No

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

Section 5(1) served on 9th Sep 2025

Has a section 20 been served?

Yes (Car park gates) - 21st Jan 2021

Are there any upcoming works?

None Scheduled

Are there any planned changes to the service charge?

Annual Review

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

Not known

Please provide a copy of your latest AGM notes and service charge demand / management statement.

To follow

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

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed.

Under licence

Are short hold tenancies allowed (6 months+)?

Yes

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

Yes

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.

Electric Heating

Do you have underfloor heating or radiators?

Electric 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.

None known

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?

*Water is heated by electric air source
heat pump.*

*In apartment hallway
Installed during build circa 2019*

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

N.A.

Fuse box location?

kitchen

Gas meter location?

N.A.

Water and drainage:

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

Yes, hallway

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 drainage

Is there a water softener?

NO.

Stop cock location?

hallway.

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?

Permit parking - management agency

Is there parking to the property? Please provide information.

Yes 1 permit provided

Is there a garage and where is it located?

No.

Property construction:

What year was the property built?

2019

If a new build or newly converted, is the title registered?)

- New build. (yes)

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?

No

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

No

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?

Yes

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

Yes - Management company holds

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?

Not know.

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.

None.

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.

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

None

Are you aware of there being any asbestos at the property? *None known.*

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place. *None known.*

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 known

Are there any restrictions or covenants to the property?

None known.

Which boundaries belong to the property?

Not known.

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

Not known.

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

Not known.

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

None known.

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

Balcony - North.

Which floor is your property on?

2nd floor.

How many floors are in the building?

6 floors.

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?

None known.