

**NB** Hearnes cannot accept any liability for inaccurate or omitted information

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

**Part A**

**Lease:**

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

How long is left on the lease?

TBC

Service charge amount and what does it include?

Circa £2,550 annually

Ground rent amount?

£250 annually

Details of any future ground rent reviews?

Unknown

Freeholder?

E&J Estates

Managing Agent?

Rebbeck Brothers

Are there any deed of variations to the lease?

Unknown

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

Unknown

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

I don't believe so

Has a section 20 been served?

Unknown

Are there any upcoming works?

Some general maintenance of the property I believe

Are there any planned changes to the service charge?

None, I believe

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

C. £15K I believe

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

Can send this at a later date

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.

You have to apply for a license but yes, pets are allowed in this building

Are short hold tenancies allowed (6 months+)?

Unknown

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

I don't think the lease prohibits this

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

None

**Heating:**

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

Gas

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.

Unknown

Where is the boiler and when was it installed?

Kitchen and probably 2013 when the property was built

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

Combi boiler

Fuse box location?

Hall cupboard

Gas meter location?

-1 garage level

**Water and drainage:**

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

Corridor cupboard on same floor as flat

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

UnKnown

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

I guess Mains

Is there a water softener?

No

Stop cock location?

The cupboard where the water meter is located - hall corridor on same floor as flat

**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 access

Is there parking to the property? Please provide information.

Underground car park

Is there a garage and where is it located?

Underground car park

**Property construction:**

What year was the property built?

2013

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

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

Unknown

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

No

Are there timber windows?

Unknown

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

Unknown

**Part B**

Are there any shared areas or boundaries?

Shared garage/ storage units area / entrances

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

I expect so but unknown

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?

Unknown but I seem to recall something on this and believe the answer is yes

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.

Unknown

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.

Unknown

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

Unknown

Are you aware of there being any asbestos at the property? Unknown

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

Unknown

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)

Unknown

Are there any restrictions or covenants to the property?

Unknown

Which boundaries belong to the property?

Unknown

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

Unknown

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

Unknown

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

Unknown

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

Balcony, south facing

Which floor is your property on?

Floor 3

How many floors are in the building?

4 floors above ground and two minus levels

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