

Part A

Lease:

How long is left on the lease?

111 years from Jan 1st 2025

Service charge amount and what does it include?

Please see separate document provided

Ground rent amount?

None

Details of any future ground rent reviews?

n/a

Freeholder?

TBA

Managing Agent?

A Lambert Flat management Ltd, 12 Hiltinbury Road, Chandlers Ford, Hants, S053 5TS

Are there any deed of variations to the lease?

tba

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?

The 4 apartment owners recently purchased the headlease. Dont believe Freehold purchase ispos

Has a section 20 been served?

NO

Are there any upcoming works?

No

Are there any planned changes to the service charge?

No

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

n/a

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

To follow

Are pets allowed?

Yes

Are short hold tenancies allowed (6 months+)?

Yes

Are short term / holiday lets allowed?

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

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.

There is a solar panel on the roof however, it has never worked or needed

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?

Located in the hall cupboard - installed circa 2010 - Electric only

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

tba

Fuse box location?

In main living area - cupboard adjacent to the kitchen

Gas meter location?

n/a

Water and drainage:

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

Yes - Located in the cupboard adjacent to the lift on the ground floor

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

no

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

Mains

Is there a water softener?

no

Stop cock location?

tba

Phone and internet:

Broadband type and indication of speed?

wired - 10mbps

Mobile signal / coverage?

Depends on service provider - we use O2 and the signal is good.

Parking:

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

n/a

Is there parking to the property? Please provide information.

One parking space comes with the property and located in the Travel Lodge hotel.

Is there a garage and where is it located?

no

Property construction:

What year was the property built?

2010

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?

n/a

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

n/a

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?

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?

TBA

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.

TBA

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.

TBA

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

No

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

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)

No

Are there any restrictions or covenants to the property?

See Lease document

Which boundaries belong to the property?

See Land reg doc

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'?

n/a

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

n/a

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

Yes

Which floor is your property on?

4

How many floors are in the building?

4

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

The apartment is on top of the Travel lodge

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?

Yes, willing to leave all fixtures/fittings and furnishing for an additional cost

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease