

NB Hearnnes 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?

108 years

Service charge amount and what does it include?

£2341pa includes all admin and accounts management, interior common areas and exterior maintenance and compliance/certification, cleaning and gardening services.

Ground rent amount?

£0

Details of any future ground rent reviews?

N/A

Freeholder?

Beechey Court Management Company

Managing Agent?

Owens & Porter

Are there any deed of variations to the lease?

No

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

extended in 2008 to 125 years (lease is extendable at any time as it is a share of a freehold)

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

property is a share of a freehold

Has a section 20 been served? N/A

Are there any upcoming works?

No. The property is fully renovated throughout with all the mod cons.

Are there any planned changes to the service charge?

No extraordinary increase expected. Normal inflation increases take place every few years,

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

Yes - about £24,000.00

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

will be attached/provided.

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

Pets not allowed as per lease.

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.

Gas central heating, brand new combi boiler.

Do you have underfloor heating or radiators?

Central heating 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 the kitchen - installed behind a kitchen cabinet in Q4 2024.

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

Combination boiler.

Fuse box location?

In cabinet by the entry door, professionally updated in 2022.

Gas meter location?

In bottom kitchen cabinet (easy to access) under the combi boiler location.

Water and drainage:

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

No water meter - water is unmetered.

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 drainage.

Is there a water softener?

No

Stop cock location?

Common area, under stairs cabinet area.

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?

Yes there is a common driveway with access to garages, including the garage belonging to the flat. There are three (3) visitors parking bays that can be used for short-term parking when loading and unloading by residents.

Is there parking to the property? Please provide information.

No allocated parking (see the previous question/point).

Is there a garage and where is it located?

Garage belonging to the flat - 3rd on the right-hand side of the common access driveway.

Property construction:

What year was the property built?

June 1975.

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?

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 - garden areas around the building, garage access driveway to the right of the main entrance.

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?

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?

There is a restrictive covenant.

Which boundaries belong to the property?

The boundaries as shown on the lease - flat 3.

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

There is an easement.

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

There are several trees above 50. Unaware of protection orders.

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?

No

Which floor is your property on?

Ground floor.

How many floors are in the building?

Ground, first and second.

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?

Property is vacant.

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

No fixtures or fittings will be removed. Sold as seen. Property is ready to move in.