

**NB** Hearnese 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 25 Dec 2006

Service charge amount and what does it include?

2300 per year includes maintenance and water rates

Ground rent amount?

0

Details of any future ground rent reviews?

None

Freeholder?

share of freehold property

Managing Agent?

Milburn finance

Are there any deed of variations to the lease?

27/07/2007 for change to share of freehold

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?

All flats are share of freehold

Has a section 20 been served?

Yes 22/10/2024 for railing / gate at front of block

Are there any upcoming works?

Replacing balcony railings once finances are available

Are there any planned changes to the service charge?

Not that I am aware of

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

Reserves fund £50612 as of 24/06/2024

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

will provide via email as unsure how to attach

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.

Unknown (can't find anything today they are not allowed)

Are short hold tenancies allowed (6 months+)?

Yes

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

No

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

Mo

**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?

Storage heaters

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?

Immersion heater for hot water

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

Separate water tank

Fuse box location?

In hall cupboard

Gas meter location?

No gas

**Water and drainage:**

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

Unknown - water rates included in service charge

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.

Unknown

Is there a water softener?

No

Stop cock location?

Under kitchen sink

**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 shared access used by all flats covered by service charge

Is there parking to the property? Please provide information.

Yes allocated space in main communal garage with electronic door

Is there a garage and where is it located?

Communal garage with allocated parking space

**Property construction:**

What year was the property built?

1979

If a new build or newly converted, is the title registered?) Not new build

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?

shared communal garden

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

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.

Unknwon

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

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)

Planning permission submitted for block for railings/gate at front and balcony railings

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?

No

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?

None in immediate area

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

Balcony

Which floor is your property on?

2nd

How many floors are in the building?

5

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?

willing to leave all white goods and furniture in the flat