



Material Information for Leasehold Properties

Part A

Property address [REDACTED]

Council Tax Band A

Asking Price 695000

Tenure (Freehold / Leasehold / Share of Freehold for example)

Share of freehold

Part B

Lease:

How long is left on the lease?

973

Service charge amount and what does it include?

1575 - building maintenance, window cleaning, exterior decorating etc.

Ground rent amount?

0

Details of any future ground rent reviews?

0

Freeholder?

Share of freehold

Managing Agent?

Bonita One

Are there any deed of variations to the lease?

Yes - garden extended

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

Yes - extended to 999 in 1997

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

Most are share of freehold - I believe one flat is not

Has a section 20 been served?

Yes previously for exterior decorating

Are there any upcoming works?

Exterior decorating

Are there any planned changes to the service charge?

No

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

Yes - approx £27k but will get the latest

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

will email

Are pets allowed?

only under strict terms of lease and director approval

Are short hold tenancies allowed (6 months+)?

Not sure

Are short term / holiday lets allowed?

No

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

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?

vehicle charging socket - owned

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?

Kitchen - not sure

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

Combi

Fuse box location?

Hall

Gas meter location?

Communal basement

Water and drainage:

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

Yes - road

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?

Kitchen

Phone and internet:

Broadband type and indication of speed?

Cable/Fibre - 1000mbps

Mobile signal / coverage?

Good (o2)

Parking:

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

Shared drive - service charge

Is there parking to the property? Please provide information.

Yes allocated space

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

Approx 1900

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

NA

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?

Yes - exterior decorating covered by service charge

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

No

Part C

Are there any shared areas or boundaries?

Yes (communal areas)

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?

NA

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.

NA

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.

NA

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 (main building does and is managed)

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?

Yes - as per lease

Which boundaries belong to the property?

As per lease

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

NA

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

TPOs on surrounding trees

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?

Yes south

Which floor is your property on?

Ground

How many floors are in the building?

2

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?

No

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

TBC

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

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Completion date of form

3/18/2024

Signed by Hearnese

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