



Material Information for Leasehold Properties

Part A

Property address [REDACTED]

Council Tax Band f

Asking Price 475000

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

Freehold

Part B

Lease:

How long is left on the lease?

969yrs

Service charge amount and what does it include?

£4920.00 water, repairs external and communal areas and caretaker

Ground rent amount?

none

Details of any future ground rent reviews?

none

Freeholder?

Green park ltd

Managing Agent?

Burns hamilton

Are there any deed of variations to the lease?

none at this time

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?

we have shared freehold

Has a section 20 been served?

Are there any upcoming works?

roof works finished August

Are there any planned changes to the service charge?

not at present

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

small not known

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

can be collected

Are pets allowed?

no

Are short hold tenancies allowed (6 months+)?

no

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.

generator for breakdowns

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.

gas supplied from 6 boilers but metered to each flat

Where is the boiler and when was it installed?

in the boiler rooms replaced 2yrs ago

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

no combi shared communal water tank

Fuse box location?

in cupboard in hall of flat

Gas meter location?

in cupboard in the landing

Water and drainage:

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

no

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?

in cupboard in landing

Phone and internet:

Broadband type and indication of speed?

now tv 65megs

Mobile signal / coverage?

dont know

Parking:

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

no

Is there parking to the property? Please provide information.

visitors parking

Is there a garage and where is it located?

underground garage

Property construction:

What year was the property built?

1990

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

no

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 C

Are there any shared areas or boundaries?

yes

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?

yes certificate coming august

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.

roof repairs paid for by residents

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.

yes ask Managing agents

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?

no

Which boundaries belong to the property?

ask agent

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'?

no

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?

both

Which floor is your property on?

2nd

How many floors are in the building?

8

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?

yes

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

A black oval redaction box covering a signature.

Completion date of form

5/16/2024

Signed by Hearnese

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

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