



**Material Information for Leasehold Properties**

**Part A**

Property address [REDACTED], Bn1 1RQ

Council Tax Band C

Asking Price 300000

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

**Part B**

**Lease:**

How long is left on the lease?  
114 years

Service charge amount and what does it include?  
£1373 General maintenance and upkeep

Ground rent amount?  
£200

Details of any future ground rent reviews?  
Increases to £400 in 2038

Freeholder?  
ASN CAPITAL INVESTMENTS LTD

Managing Agent?  
ASN LETTINGS LTD

Are there any deed of variations to the lease?  
No

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?  
No

Has a section 20 been served?  
Not known

Are there any upcoming works?

Not to my knowledge

Are there any planned changes to the service charge?

Not until 2038

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

£8604 as at 24 March 2023

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

To follow

Are pets allowed?

Yes with permission from Freeholder

Are short hold tenancies allowed (6 months+)?

I think so but cannot say for certain

Are short term / holiday lets allowed?

Not to my knowledge

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?

Underfloor

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?

Yes in 2013

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

No. Separate cylinder in hall cupboard

Fuse box location?

In hall cupboard

Gas meter location?

On external wall of property

**Water and drainage:**

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

Yes located in ground floor communal cupboard

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.

Main

Is there a water softener?

No

Stop cock location?

Kitchen

**Phone and internet:**

Broadband type and indication of speed?

Have never connected to Broadband

Mobile signal / coverage?

Good

**Parking:**

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

Yes. Maintained within the service charge

Is there parking to the property? Please provide information.

Yes. Allocated parking space

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

2013

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

Built 2013 Titled registered

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

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?

Not known

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.

Not a relevant building

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 asbestos

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?

Not known

Which boundaries belong to the property?

Not sure

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

Don't think so

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?

Don't think so

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

No

Which floor is your property on?

First

How many floors are in the building?

Three

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

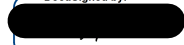
Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:  
  
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Completion date of form

3/27/2024

Signed by Hearnese

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