

NB Hearnas 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? *983 years*

Service charge amount and what does it include? *£1770.16 p.a*

Ground rent amount? *PERPETUUM.*
INC. MAINTENANCE + BUILDINGS INSURANCE.

Details of any future ground rent reviews? *N/A.*

Freeholder? *CHIRE VIEW 5 MCKINLEY ROAD FREEHOLD LIMITED*

Managing Agent? *ASSET PROPERTY MANAGEMENT*

Are there any deed of variations to the lease? *YES - DATED 8/8/2014*
TO EXTEND THE LEASE + TO SET

Has the lease been extended or do you have a lease extension valuation? *GROUND RENT TO PERPETUUM*
YES.

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

ALREADY PURCHASED

Has a section 20 been served?

YES - ALREADY PAID FOR - EXTERNAL WORKS TO FLAT 5.

Are there any upcoming works?

ONGOING MAINTENANCE - NO KNOWN \$20s.

Are there any planned changes to the service charge?

NUT THAT WE ARE AWARE OF.

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

YES. AWAIT LPEI.

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

NO AGMS HELD. SERVICE CHARGE DEMAND TO FOLLOW BY EMAIL.

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

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.

NO LICENSE NOR PERMISSION REQUIRED. LEASES EMAILED TO YOU.

Are short hold tenancies allowed (6 months+)?

YES - UNDER AN AST.

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

NIA.

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

NIA.

Are there any communal heating systems? If yes, please provide the above and any further information on this.

NIA.

Where is the boiler and when was it installed?

IN THE CUPBOARD ON THE FIRST FLOOR (DEEMED TO THIS FLAT) - INSTALLED IN 2014.

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

COMBI BOILER.

Fuse box location?

IN THE HALL IN OUR FLAT.

Gas meter location?

As you look at the property from the road, to the left - it has a N-2 unit.

Water and drainage:

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

NO METER.

Is the water supplied by a borehole, spring or well?

X

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?

UNKNOWN.

Phone and internet:

Broadband

RECENTLY INSTALLED SKY FIBRE.

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?

SHARED DRIVE. DESIGNATED SPACE OUTSIDE OUR WINDOW - DEMISED TO

Is there parking to the property? Please provide information.

AS ABOVE.

FLAT

Is there a garage and where is it located?

N/A.

Property construction:

What year was the property built?

LATE 1800S

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?

N/A.

Is the building thatched? If yes, who do you insure with?

N/A.

Are there timber windows?

N/A.

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

Windows - 2016
Kitchen - 2016

Bathroom - 2022

ALL REGISTERED WITH COUNCIL.

Has the property ever undergone any structural work or underpinning?

NOT AS FAR AS WE ARE AWARE ASIDE FROM THE
CONVERSION INTO FLATS IN THE 1980'S.

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

NOT SO FAR AS WE ARE AWARE.

Part B

Are there any shared areas or boundaries?

YES - COMMUNITAL 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?

NOT A RELEVANT BUILDING.

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.

N/A

Are there any building safety or structural risks you are aware of?

NOT SO FAR AS WE ARE AWARE.

Are you aware of there being any asbestos at the property?

NO - BUT IT IS AN OLD BUILDING
- HAVE AN ASBESTOS SURVEY - PART OF LPE1

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

NOT SO FAR AS WE ARE AWARE.

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)

NOT SO FAR AS WE ARE AWARE.

Are there any restrictions or covenants to the property?

YES - TITLE DOCS WILL BE PROVIDED WITH
COMMUNITAL PACK.

Which boundaries belong to the property?

N/A - FLAT

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

NOT SO FAR AS WE ARE AWARE.

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

YES - TPO ON WHOLE BOUNDARY. NOT AWARE OF
HEIGHT BEING
OVER
50FEET.

Is there any known flood risk of coastal erosion to your property or the local area?

NOT SO FAR AS WE ARE AWARE.

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

COMMUNITAL GARDEN - NORTH EASTERN
FACING?

Which floor is your property on?

GROUND FLOOR

How many floors are in the building?

3 STOREYS.

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

N/A.

Are you aware of any disputes with neighbours or the freeholders?

FLAT 5 HAD SOME EXTERNAL WORKS + WAS UNHAPPY WITH
THE QUALITY - WE BELIEVE THIS HAS NOW BEEN REMEDIATED.
Other:

Are you prepared to vacate the property?

NO - NEED TO BE IN POSSESSION.

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

YES - FITTINGS + CONTENTS TO FOLLOW WITH
COMMUNITAL PACK BUT CAN BE NEGOTIABLE.