

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?

original lease 150 years from 5th July 2006 so 131 years remaining

Service charge amount and what does it include?

6 monthly last covering 25th Sep 2024 to 24th Mar 2025 £2,370.40

Ground rent amount?

1 year last paid 25th march 2024 £598.28

Details of any future ground rent reviews?

not known

Freeholder?

head lease company assumed

Managing Agent?

NA

Are there any deed of variations to the lease?

not known

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

no lease extension at this time

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

maybe possible in the future

Has a section 20 been served? no

Are there any upcoming works?

NHBC dates for Purbec block not known some investigation works possible Feb/Mar 2025

Are there any planned changes to the service charge?

it is reviewed each year

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

not known

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

residents association £25PA

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

Are short hold tenancies allowed (6 months+)?

Only long term over 6 months

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

No

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

None known aart from ongoing NHBC claims

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?

NO

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?

only the electric hot water tank in the utility cupboard

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

Electric-only water tank

Fuse box location?

in the utility cupboard

Gas meter location?

NA

Water and drainage:

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

in central corridor

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 only

Is there a water softener?

no

Stop cock location?

utility room

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 part of lease agreement

Is there parking to the property? Please provide information.

underground single space

Is there a garage and where is it located?

parking underground single space

Property construction:

What year was the property built?

approx 2010

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

NA

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?

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?

?

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.

?

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.

?

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

Current nHBC ongoing programme

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)

Not Known

Are there any restrictions or covenants to the property?

Not Known

Which boundaries belong to the property?

Area covered by Flat and car parking space

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

None known

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

None Known

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

none known

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

balcony south west

Which floor is your property on?

level 5

How many floors are in the building?

think 7 or 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?

none known

Other:

Are you prepared to vacate the property?

on completion of the contract

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

leave all apart from TV

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

Signed by:

[Redacted Signature]

Q518A30ADLCB9435

Completion date of form

12/20/2024

Signed by Hearnese

