

NB Hearnnes 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?

125 years from 2013

Service charge amount and what does it include?

1,469 was the most recent amount and that's for 6 months

Ground rent amount?

£250 per annum

Details of any future ground rent reviews?

Unknown

Freeholder?

E&J Estates

Managing Agent?

Rebbeck Brothers

Are there any deed of variations to the lease?

Unknown

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

Unknown but I don't think so

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

Unknown but I don't think so

Has a section 20 been served? Yes, May 2024. Central Park - Section 20 Notice 1 - Works arising out of the Fire Risk Assessment and any Associated work

Are there any upcoming works?

General maintenance of the building in progress I believe

Are there any planned changes to the service charge?

It fluctuates depending on spend

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

There is, amount TBC

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

Can follow via email. No AGM notes though.

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

Yes, I have a licence for my dog at the property.

Are short hold tenancies allowed (6 months+)?

Yes

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

I don't think it specifically says this is not allowed

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?

No

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

Communal radiators in the hallways

Where is the boiler and when was it installed?

In a kitchen cupboard. 2013 when property was built, I believe

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

Combi

Fuse box location?

Inside flat hall cupboard

Gas meter location?

-1 carpark

Water and drainage:

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

Yes, in communal hallway cupboard

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

Unknown

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains I assume

Is there a water softener?

Unknown

Stop cock location?

in communal hallway cupboard

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?

1 car parking space (27) on -1 within building

Is there parking to the property? Please provide information.

1 car parking space (27) on -1 within building

Is there a garage and where is it located?

1 car parking space (27) on -1 within building

Property construction:

What year was the property built?

2013

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

I assume so

Is the building pre-fabricated? If yes, who do you insure with?

Unknown

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

No

Are there timber windows?

Unknown

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?

I don't believe so

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

I don't believe so

Part B

Are there any shared areas or boundaries?

Unknown

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?

6 storeys I believe

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.

Unknown

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?

Unknown

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

I don't believe so

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)

Unknown

Are there any restrictions or covenants to the property?

Unknown

Which boundaries belong to the property?

Unknown

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

Unknown

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

Unknown

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

Unknown

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

Yes, balcony south facing

Which floor is your property on?

Floor 3

How many floors are in the building?

-2 to 4

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?

Tenanted until end of March 2025

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

The flat will be empty but I can leave the table and chairs on the balcony