

Part A

Lease:

125 yrs

How long is left on the lease?

Service charge amount and what does it include?

£1650

Ground rent amount?

Details of any future ground rent reviews?

Freeholder?

yes

Managing Agent?

Regency owner.

Are there any deed of variations to the lease?

?

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

Extended 3-4 yrs ago

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

yes

Has a section 20 been served?

impending work roof leak

Are there any upcoming works?

to be confirmed

Are there any planned changes to the service charge?

not known.

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

£121,000 to be checked.

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

draft to be sent nearby 2 wks ago.

Are pets allowed?

yes.

Are short hold tenancies allowed (6 months+)?

yes

Are short term / holiday lets allowed?

yes.

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

none

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

gas gloworm

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.

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

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

Where is the boiler and when was it installed?

Kitchen 5 yrs ago.  
on wall

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

Fuse box location?

linen cupboard.

Gas meter location?

11 4

**Water and drainage:**

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

cupboard in hall.

Is the water supplied by a borehole, spring or well? (MAINS).

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?

under sink

**Phone and internet:**

Broadband type and indication of speed? Talk Talk

Mobile signal / coverage?

Sg Adequate

**Parking:**

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

Individual park place

Is there parking to the property? Please provide information.

yes secure elec gals

Is there a garage and where is it located?

no garage

**Property construction:**

What year was the property built?

1880

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

converted 2002

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

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

Are there timber windows?

yes original not double glazed

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

Build in wardrobes decorating.

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?

side garden + park area

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?

4 stories.

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.

not yet.

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

none

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

none

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)

none

Are there any restrictions or covenants to the property?

none

Which boundaries belong to the property?

Seeking confirmation as possibly back boundary belongs to Kyneton Hall

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

none

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

none

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

none.

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

Which floor is your property on?

ground floor.

How many floors are in the building?

4.

none.

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

none.

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

none

**Other:**

Are you prepared to vacate the property?

yes agreement by tenants

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

lights blinds over  
curtains kitchen  
equipment.

**Documents:**

Latest Service charge demand / Management statement

£1650 paid.

Latest AGM notes

Lease

125 years.