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Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease?

118 years

Service charge amount and what does it include?

1,192.73 x 6 monthly see attached demand - water rates and building insurance included

Ground rent amount?

N/A

Details of any future ground rent reviews?

N/A

Freeholder?

Myrick Park Estates

Managing Agent?

House and Son

Are there any deed of variations to the lease?

Lease attached

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?

Ask managing Agent

Has a section 20 been served?

No

Are there any upcoming works?

Possible redecoration of North and East Side

Are there any planned changes to the service charge?

Not at the moment

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

Yes - ask managing agent

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

Ask Managing Agent

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

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.

Lease attached

Are short hold tenancies allowed (6 months+)?

Yes

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

I'm not sure - see lease attached

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.

No

Where is the boiler and when was it installed?

Kitchen - approx 6 or 7 years

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

Combi Boiler

Fuse box location?

In the flat smart meter

Gas meter location?

On the wall outside

Water and drainage:

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

Near the entrance to the main building

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

Mains water

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?

In the kitchen

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?

Whole block

Is there parking to the property? Please provide information.

Yes - own parking space

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1883 approx

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

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

Not prefabricated

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

Not thatched

Are there timber windows?

Some in the lounge and porchway

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?

Communal garden

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

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?

Ask Managing Agent

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.

Ask Managing Agent

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.

Ask Managing Agent

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

Not that I am aware of

Are you aware of there being any asbestos at the property? Not that I am aware of

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

There was a problem with rodents in the next door neighbour's bin stores which has now been treated

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 that I am aware of

Are there any restrictions or covenants to the property?

Not that I am aware of

Which boundaries belong to the property?

Check lease

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

Not that I am aware of

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

Not that I am aware of

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

No

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

communal garden South West

Which floor is your property on?

ground floor

How many floors are in the building?

3

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