



## Material Information for Leasehold Properties

### Part A

#### Lease:

How long is left on the lease?

- 950 years
- 999 years from 24/06/1975

Service charge amount and what does it include?

- £806.52 per Quarter / £3,226.08 p.a.
- This includes a contribution to the sinking fund, building and garden maintenance as well as maintenance of the swimming pool.

Ground rent amount?

- None

Details of any future ground rent reviews?

- N/A

Freeholder?

- Viewpoint Ltd (Company Number: 02091323)

Managing Agent?

- Napier Management Services Ltd.

Are there any deed of variations to the lease?

- Yes. Attached.

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

- N/A

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

- N/A

Has a section 20 been served?

- Yes. It has been confirmed these will be paid for from the Reserve Fund.

Are there any upcoming works?

- Nothing other than the 2x S20 and regular maintenance (See AGM minutes).

Are there any planned changes to the service charge?

- No

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

- Yes. £164,176

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

- Attached.

Are pets allowed?

- No

Are short hold tenancies allowed (6 months+)?

- Yes

Are short term / holiday lets allowed?

- No (TBC).

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?

- In the flat near the entrance.
- 2023.

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

- Combination

Fuse box location?

- In the flat next to the boiler.

Gas meter location?

- In the underground car park.

**Water and drainage:**

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

- Yes - in the car underground car park next to the gas meter.

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 flat next to the boiler (TBC).

**Phone and internet:**

Broadband type and indication of speed?

- Superfast and Ultrafast up to 1000Mbps.

Mobile signal / coverage?

- Good

**Parking:**

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

- Yes. Covered in the Service Charge.

Is there parking to the property? Please provide information.

- Underground parking with dedicated parking space

- Communal parking in car park

Is there a garage and where is it located?

- Within the grounds of the flat complex

**Property construction:**

What year was the property built?

- c.1970

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?

- No

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

- No

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?

- No

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?

- Yes.
- No (TBC).

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.

- TBC.

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.

- Yes.
- FRA to be provided.

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

- No

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)

- No

Are there any restrictions or covenants to the property?

- No

Which boundaries belong to the property?

- See Title Plan.

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

- No

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

- No (TBC).

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?

- Yes. Balcony facing South West.

Which floor is your property on?

- 1st

How many floors are in the building?

- 7 above ground.

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?

- Yes. Tenants are leaving end of March 2025.

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

- Flat will come fully furnished.