



Material Information for Leasehold Properties

Part A

Property address [REDACTED]

Council Tax Band C

Asking Price £230,000

Tenure (Freehold / Leasehold / Share of Freehold for example)
virtual Freehold

Part B

Lease:

How long is left on the lease?

996 years

Service charge amount and what does it include?

£2464.60 in the last 12 months. It includes maintenance fees, hot water and heating

Ground rent amount?

£250 every 4 years

Details of any future ground rent reviews?

none

Freeholder?

SRRT

Managing Agent?

Napier

Are there any deed of variations to the lease?

we bought a 1000 year virtual free hold 4 years ago

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

we have 996 years left on the lease. We paid £10,000 four years ago to get virtual freehold

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?

No

Are there any upcoming works?

Not to my knowledge

Are there any planned changes to the service charge?

Not to my knowledge

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

Yes, dont know current balance have requested info from Napier and will let you know

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

Happy to provide these by email

Are pets allowed?

no

Are short hold tenancies allowed (6 months+)?

yes

Are short term / holiday lets allowed?

no

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.

There is a communal gas boiler in the basement paid for within the maintenance fees

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?

you can lease them if you have an EV

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

we get communal heating from the communal boiler in the basement.

Where is the boiler and when was it installed?

Basement. 1933

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

Neither

Fuse box location?

Cupboard above kitchen sink

Gas meter location?

we dont have gas to the flat

Water and drainage:

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

no

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

Is there a water softener?

no

Stop cock location?

cupboard under kitchen sink

Phone and internet:

Broadband type and indication of speed?

fibre . 100mb/s plus

Mobile signal / coverage?

4G or 5G depending on part of flat

Parking:

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

underground private garage parking space £300 per quarter

Is there parking to the property? Please provide information.

£300 per quarter for space number 50 in a secure garage

Is there a garage and where is it located?

yes we have space 50, middle of SRT on Sea Road side

Property construction:

What year was the property built?

1933

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?

N/A

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.

New kitchen 2 years ago no planning permission needed

Part C

Are there any shared areas or boundaries?

Communal roof terrace and snooker room

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?

N/A

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.

N/A

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.

N/A

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?

Communal gardens surround the building

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

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?

No

Which floor is your property on?

4

How many floors are in the building?

4 / 5 if you count penthouse

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

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

we will leave fixtures and fittings excluding wall mounted tv's

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

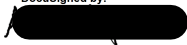
Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

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Completion date of form

2/10/2024

Signed by Hearnese

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