

NB Hearn's 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? 132 years

Service charge amount and what does it include? 23-24yr. was £3,538.  
includes concierge service and all maintenance

Ground rent amount? £448 per annum. 9 buildings.

✕ Details of any future ground rent reviews? NOT TO OUR KNOWLEDGE.

Freeholder? No

Managing Agent? Evolve.

✕ Are there any deed of variations to the lease? NOT TO OUR KNOWLEDGE.

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? YES.

Has a section 20 been served? No

Are there any upcoming works? YES by NHBC (Jure stopping)

Are there any planned changes to the service charge? NOT AWARE OF ANY.

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

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

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

Are short hold tenancies allowed (6 months+)? YES.

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

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? NO BOILER - JUST ELECTRIC WATER HEATER.  
approx 2010?

Is it a combination boiler or do you have a separate water tank? N/A.

Fuse box location? CUPBOARD IN HALL.

Gas meter location? N/A

**Water and drainage:**

Do you have a water meter and if so, where is it located? IN COMMUNAL HALLWAY  
CUPBOARD - NEAR FRONT DOOR.

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 DRAINAGE.

Is there a water softener? NO.

Stop cock location? IN CUPBOARD IN THE HALL OF THE FLAT.

**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? YES.

MAINTAINED AND PAID FOR THROUGH  
SERVICE CHARGE

Is there parking to the property? Please provide information.

FLAT HAS ALLOCATED PARKING SPACE

Is there a garage and where is it located?

GROUND FLOOR. CAR PARKING.  
SECURE GATED ACCESS.

**Property construction:**

What year was the property built? Between 2006 and 2010

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? **YES.**

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? **YES** Communal area - outside.

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? **NO.**

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. **NO**

Are there any building safety or structural risks you are aware of? **ON GOING WORKS BY NHBC FOR FIRE STOPPING.**

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? NOT TO OUR KNOWLEDGE.

× Which boundaries belong to the property? N/A.

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? BALCONY - SOUTH.

Which floor is your property on? 4.

How many floors are in the building? 6.

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? YES.

BATHROOM CUPBOARD,  
TOILET ROLL HOLDER / TOWEL RAIL — Leave Behind.

BEDROOM — FURNITURE TO BE NEEDED, INCLUDING FITTED TV.  
LOUNGE — OVER DINING ROOM TABLE <sup>LIGHT</sup> CAN STAY. + TV, ALL  
OTHER FURNITURE FOR NEEDED.

KITCHEN — ALL APPLIANCES INCLUDED, INCLUDING SHELF WITH  
UNDER LIGHT.

HALL — MIRRORS TO BE NEEDED

× ALL CURTAINS + RAILS TO BE NEEDED.