

**Part A**

**Lease:**

How long is left on the lease?

148

Service charge amount and what does it include?

Managed between leaseholders, splitting any costs – freeholders invoice for insurance 448/y

Ground rent amount?

Previously 50/y split between leaseholders (none charged this year)

Details of any future ground rent reviews?

No

Freeholder?

Warren Welstead and Maggie Haldane

Managing Agent?

N/A

Are there any deed of variations to the lease?

Yes – to clearly define access and use of boiler in loft space.

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

Last extended 2014

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

Not currently but leaseholders intend to purchase freehold when laws change in 2026.

Has a section 20 been served?

No active section 20 notices

Are there any upcoming works?

No

Are there any planned changes to the service charge?

Only as collectively agreed by leaseholders

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

No – bills are shared between leaseholders

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

No AGM since purchasing property in 2022. 2023 accounts have yet to be agreed and signed.

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?

Regarding agreeing on 2023 accounts and charges due to previous managing agents fired.

**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 loft space. Unsure of installation date.

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

Separate water tank.

Fuse box location?

Corner kitchen cupboard.

Gas meter location?

Smart meter outside.

**Water and drainage:**

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

unmetered.

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

No - 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?

Bathroom.

**Phone and internet:**

Broadband type and indication of speed?

Full fibre. 100mb (higher available).

Mobile signal / coverage?

Good.

**Parking:**

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

Shared drive - maintenance bill split between leaseholders as needed.

Is there parking to the property? Please provide information.

Yes, one space.

Is there a garage and where is it located?

No.

**Property construction:**

What year was the property built?

Land bought 1911 so probably built following years

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

na

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?

Some original timber windows but some double glazed.

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?¹ If yes, what work has been carried out, please supply documents

No

## Part B

Are there any shared areas or boundaries?

Shared garden space on other side of property (in addition to 24C's private garden).

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.

na

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?

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?

Yes, a covenant.

Which boundaries belong to the property?

Interior of 24C and adjacent private garden.

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'?

Yes, mature trees, some above 50'

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, NE facing. Nice mix of sun/shade.

Which floor is your property on?

Ground

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 disputes with neighbours. Freeholders, as noted above.

**Other:**

Are you prepared to vacate the property?

Yes, already vacant (and staged).

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

All white goods included, blinds included.

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease