

Part A

Lease:

How long is left on the lease? 104 years

Service charge amount and what does it include?

Ground rent amount? £250 per year

Details of any future ground rent reviews? —

Freeholder? —

Managing Agent? —

Are there any deed of variations to the lease? NO

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?
N/A. NOT SURE.

Has a section 20 been served? YES in the PAST.

Are there any upcoming works? NO

Are there any planned changes to the service charge? NO

Is there a sinking fund, and if so how much is currently held? £16,000

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

Are pets allowed? YES

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. **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. **N/A**

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

**Charging Point in Visitor parking bays
(Pay AS you go)**

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

Where is the boiler and when was it installed?

Second Bedroom Cupboard / installed in 2003 when Built

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

Combination Boiler

Fuse box location?

**1st Cupboard on RHS by Front Door Electric Meter
Location Downstairs in Shed Area inside Building**

Gas meter location?

Rear of Property outside on gravelled section

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 Drainage

Is there a water softener?

NO

Stop cock location?

Under kitchen sink

Phone and internet:

This is my Package

Broadband type and indication of speed?

B.7. Broadband — Download speed = 33 mbps
Upload speed = 8-9 mbps

Mobile signal / coverage?

YES OK

Parking:

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

See Below

Is there parking to the property? Please provide information.

Underground Garages / 1 Parking space outside.

Is there a garage and where is it located?

1 Parking space in Garage Area

See Above

Property construction:

What year was the property built? 2003

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

NO

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?

Front Flats Have Timber Windows

Rear Flats Have UPVC Windows + Doors / My flat has UPVC
Windows + Doors

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?

NO cladding on Building / Building is 5 Storeys

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.

Freeholder = WALLACE Estates - SIMARC Ack on their Behalf.

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.

Fire Risk Assessment Carried out by P.b.m yearly.

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?

NOT SURE

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'?

Some trees ARE Protected

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 / West facing

Which floor is your property on?

Ground floor.

How many floors are in the building?

5 Floors including the ground floor

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?

Not sure at this time

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

All Curtains + Blinds
Wardrobes in second bedroom.

Documents:

Latest Service charge demand / Management statement ✓

Latest AGM notes ✓

Lease to follow

Title plan

Title Register DT325305 (NO PAPERWORK GIVEN)

AML

Signed by property owner(s)

A handwritten signature in black ink, consisting of a stylized, cursive 'Y' or 'J' shape followed by a horizontal line.

Completion date of form 6-1-2025

Signed by Hearnnes

