

Amberwood Grange

Part A

Lease:

How long is left on the lease?

115 years

Service charge amount and what does it include?

3600 includes all maintenance and management company including building insurance

Ground rent amount?

200

Details of any future ground rent reviews?

N/A

Freeholder?

Owners Combined

Managing Agent?

woodley and Associates

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?

All residents have agreed interested and in process of looking into it

Has a section 20 been served?

Yes

Are there any upcoming works?

Roof renovation

Are there any planned changes to the service charge?

No

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

0

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

None new management company

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.

Electric

Do you have underfloor heating or radiators?

Radiator

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?

Airing cupboard and unknown

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

No

Fuse box location?

Airing cupboard

Gas meter location?

Airing cupboard

Water and drainage:

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

Main building

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

Not sure

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?

Under sink

Phone and internet:

Broadband type and indication of speed?

Good

Mobile signal / coverage?

Good

Parking:

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

shared drive, residents via management company

Is there parking to the property? Please provide information.

Yes garage and parking space

Is there a garage and where is it located?

Yes

Property construction:

What year was the property built?

1930s and part of this flat 1980s

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

See above

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?

In main building

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.

No

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

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 aware

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'?

Not sure

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?

Decking to the front of the property East

Which floor is your property on?

Ground

How many floors are in the building?

1

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?

No

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

No

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

