

Part A

Lease:

How long is left on the lease?

Not sure

Service charge amount and what does it include?

£2412. 00 - includes water and Sewage, maintenance Aand insurnace etc etc etc

Ground rent amount?

0

Details of any future ground rent reviews?

N/A

Freeholder?

Share of Freehold

Managing Agent?

Burns Hamilton

Are there any deed of variations to the lease?

Not as far as I am aware

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

Not as far as I am aware

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

Share of Freehold already in place

Has a section 20 been served?

Not Known

Are there any upcoming works?

Update to Flat door hinges - quotes being obtained and will be undertaken under maintenance

Are there any planned changes to the service charge?

None - budget just received and annual cost broadly the same as last year

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

Yes - not sure

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

To be forwarded

Are pets allowed?

I beleive can be discussed - some residents have pets

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?

In cupboard in bathroom

Phone and internet:

Broadband type and indication of speed?

Sky

Mobile signal / coverage?

Yes

Parking:

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

shared drive - maintained under maintenance contract - external drive drains just been 'clean

Is there parking to the property? Please provide information.

In ample sized garage and first come first served parking space - permit required

Is there a garage and where is it located?

off of communal drive

Property construction:

What year was the property built?

Not sure

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

Purpose built

Is the building pre-fabricated? If yes, who do you insure with?

Not as far as I am aware

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

UPVC

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?

Balcony - South ?

Which floor is your property on?

4

How many floors are in the building?

5

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

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease