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Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease?

993 Years

Service charge amount and what does it include?

Latest Demand £627 (copy included with lease pack provided), includes services in schedule 7 of lease (P33)

Ground rent amount?

Peppercorn

Details of any future ground rent reviews?

None Known

Freeholder?

The Firehouse Residents Association Ltd

Managing Agent?

House & Sons

Are there any deed of variations to the lease?

None Known

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

Not Extended

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

Yes there is an option

Has a section 20 been served?

Not known

Are there any upcoming works?

None known

Are there any planned changes to the service charge?

Reviewed Annually

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

Accounts for Y/E 30/6/24 Show a reserve of £6,033

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

No AGM notes received - service charge demand attached

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

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed.

Subject to agreement by landlord (see schedule 5/Item 10/ P28 of lease)

Are short hold tenancies allowed (6 months+)?

Appear to be (see Section 9 5a of lease)

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

Do not appear to be (see Section 9 5 of lease)

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.

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 Hallway Cupboard of Flat 2 - Installed 2019/2020

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

Combination

Fuse box location?

In boiler cupboard

Gas meter location?

Outside the property in cupboard in alley near bin store

Water and drainage:

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

Yes but location not known

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?

Not known

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?

No

Is there parking to the property? Please provide information.

No

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

Not known

If a new build or newly converted, is the title registered?) Converted (Not known if title registered)

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?'

Not known

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

Not known

Part B

Are there any shared areas or boundaries?

Shared areas are Staircase/Hall and Bike sheds/Bin store

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

There are communal areas - Managing agent can confirm if fire risk assessment

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?

Not known - Managing agent can confirm

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.

As above not known - Managing agent can confirm

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.

Not known - Managing agent can confirm

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

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

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)

Not known

Are there any restrictions or covenants to the property?

Only those within the lease

Which boundaries belong to the property?

Not known

Are there any public right of ways, easements or servitudes?

Not known

Are there any Tree Protection orders in the garden? Are any trees above 50'?

No trees in the garden

Is there any known flood risk of coastal erosion to your property or the local area?

Not known

Do you have a garden or balcony? If yes, which way is it facing?

No

Which floor is your property on?

First

How many floors are in the building?

Four

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

Yes, Ground floor - Business is Globacare

Are you aware of any disputes with neighbours or the freeholders?

No