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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?

97 years

Service charge amount and what does it include?

£846.96 per month

Ground rent amount?

Nil

Details of any future ground rent reviews?

n/a

Freeholder?

Retirement Security Limited

Managing Agent?

melton Court Limited

Are there any deed of variations to the lease?

10/5/2011

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

It was extended to 125 years from 1/1/1997

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

No

Has a section 20 been served?

No

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?

Not known

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

to follow

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.

Pets are allowed

Are short hold tenancies allowed (6 months+)?

No

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

No

Are you aware of any disputes between the residents and freeholder?

Not aware of any

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?

No

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.

In common parts

Where is the boiler and when was it installed?

In the flat - not known

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

Combination

Fuse box location?

In flat

Gas meter location?

In flat

Water and drainage:

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

Water is part of service charge

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?

under sink

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?

Residents parking - included in service charge

Is there parking to the property? Please provide information.

not allocated

Is there a garage and where is it located?

No garage

Property construction:

What year was the property built?

1998

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

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?

It's a flat in an assisted living block - many shared areas

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

Yes

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

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.

N/a

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.

N/a

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)

No

Are there any restrictions or covenants to the property?

Many - it's leasehold

Which boundaries belong to the property?

See lease

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 Known

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?

No

Which floor is your property on?

Ground

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