

Part A

Lease:

How long is left on the lease?

over 900 years

Service charge amount and what does it include?

quarterly payment of service charge of 517.38 + Quarterly Reserve Fund in advance of 218.49

Ground rent amount?

0

Details of any future ground rent reviews?

/

Freeholder?

Hampton Court Limited

Managing Agent?

Burns Hamilton

Are there any deed of variations to the lease?

no idea

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

no need for that

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

we own one share

Has a section 20 been served?

/

Are there any upcoming works?

for the past few years we have been discussing a roof repair and outdoor painting etc

Are there any planned changes to the service charge?

/

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

around 30.000

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

ok

Are pets allowed?

per lease no but neighbours are nice so they may agree, some have cats etc

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

borehole

Is the property on mains drainage or private drainage? If private, please provide details of this.

mains drainage

Is there a water softener?

no idea

Stop cock location?

/

Phone and internet:

Broadband type and indication of speed?

fiber

Mobile signal / coverage?

good

Parking:

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

no private parking but there is a onstreet parking, that is usually free

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?

1979

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

/

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

/

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

na

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?

na

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

na

Part B

Are there any shared areas or boundaries?

there is a shared garden

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?

na

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.

na

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?

not aware of any

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 idea

Are there any restrictions or covenants to the property?

no idea

Which boundaries belong to the property?

na - flat and that;s it

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'?

yes i think so - something to do with bmth gardens but no issue

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 facing

Which floor is your property on?

2

How many floors are in the building?

2

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?

not aware of any

Other:

Are you prepared to vacate the property?

once it comes to that i will be

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

not yet

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease