

NB Hearnnes cannot accept any liability for inaccurate or omitted information

Part A

Lease:

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

How long is left on the lease?

Circa 980 years

Service charge amount and what does it include?

Circa £1900 including buildings insurance, safety tests, ground and site maintenance, etc

Ground rent amount?

N/A

Details of any future ground rent reviews?

N/A

Freeholder?

58 WEST OVERCLIFF DRIVE RESIDENTS ASSOCIATION LIMITED

Managing Agent?

Bonita One

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?

Yes to share of freehold of Flat C

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?

Circa £5,000 from what I understand

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

would have to be requested by Bonita One

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

Not officially according to the lease, but possible letter of consent agreement

Are short hold tenancies allowed (6 months+)?

Yes, 6 months or more

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

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.

Gas central heating

Do you have underfloor heating or radiators?

Yes radiators throughout the flat, and underfloor heating in the bathroom

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.

Not that I know of

Where is the boiler and when was it installed?

Kitchen, 2020

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

Combi boiler

Fuse box location?

Kitchen

Gas meter location?

Communal Room

Water and drainage:

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

Bottom of driveway

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

Not sure, but borehole?

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

Mains

Is there a water softener?

Not sure

Stop cock location?

under kitchen 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?

Yes, shared driveway

Is there parking to the property? Please provide information.

Yes, 2 allocated parking spaces

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

circa 1920

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

N/A

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

No, standard brick , tiled roof

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

NO

Are there timber windows?

Yes, some are sash windows but one PVC

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 sure

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

Not that I am aware of

Part B

Are there any shared areas or boundaries?

Communal walkway and front driveway and parking

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.

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.

No

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?

Don't really understand the question

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

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?

1st

How many floors are in the building?

Ground, 1st and 2nd

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 if sold and completed

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

Yes