

Part A

Lease:

How long is left on the lease?

173

Service charge amount and what does it include?

Increased to £1492 per annum

Ground rent amount?

250 per year

Details of any future ground rent reviews?

None

Freeholder?

Unsure will find out when able to look through paper work

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?

Extended 7 years ago

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

Not that we are aware of

Has a section 20 been served?

Yes , to redecorate. We have paid the cost of this. It was 1500 per flat

Are there any upcoming works?

Decorating the building - we have already paid £1500 paid for this.

Are there any planned changes to the service charge?

No

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

Yes , current report will be back end of month

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

will attach file in a email

Are pets allowed?

Yes

Are short hold tenancies allowed (6 months+)?
Yes

Are short term / holiday lets allowed?
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.

Yes. Gas boiler

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.

Yes in the main building

Where is the boiler and when was it installed?

Yes

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

Yes combination.

Fuse box location?

In hallway cupboard

Gas meter location?

Through the back gate on the left side.

Water and drainage:

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

Yes outside the property.

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 the sink

Phone and internet:

Broadband type and indication of speed?

Wi-Fi

Mobile signal / coverage?

Yes - both EE and Vodafone good.

Parking:

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

Drive with parking pass and one space for visitors

Is there parking to the property? Please provide information.

Yes

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1950- 1966

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

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?

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?

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?

Front garden , around the property and back garden (bordered with fencing)

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'?

No

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?

Yes south

Which floor is your property on?

Ground

How many floors are in the building?

Ground floor only

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?

Light fixtures, carpets

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease