

NB Hearnese 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?

995 years

Service charge amount and what does it include?

£2038 per year - Insurance, fire alarm, management fee, cleaning
Electricity, repairs & misc

Ground rent amount?

N/A

Details of any future ground rent reviews?

Freeholder?

Share of freehold between us & other owners

Managing Agent?

Ellis & Partners - But in process to potentially move to Legacy BM
who have cheaper fees.

Are there any deed of variations to the lease?

N/A

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

N/A

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

N/A

Has a section 20 been served?

N/A

Are there any upcoming works?

N/A

Are there any planned changes to the service charge?

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

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

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required) **NO**

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.

Are short hold tenancies allowed (6 months+)?

yes

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

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 Kitchen, believe when flat built. Expansion vessel replaced

2023. Boiler service due 14/5/25

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

Combination boiler

Fuse box location?

Cupboard by the entrance to the flat

Gas meter location?

Rear access to the flat. Box closest to the back door.
Smart meter installed.

Water and drainage:

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

Under pavement, on the street at front of property

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

Unsure

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

Main

Is there a water softener?

No

Stop cock location?

One in basement, one in cupboard next to bathroom.

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>

Full fibre point installed.

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?

Shared rear access with owner of the cottage on Lansdowne lane.

Is there parking to the property? Please provide information.

Pay and display on road. Free after 6pm and before 8am. & on Sundays.

We have rented spaces from owner of cottage in the past. Other nearby car parks available with permit. (Lansdowne Mews)

Is there a garage and where is it located?

Bike shed.

Property construction:

What year was the property built?

We believe building was originally Victorian and the flat was converted in 2006. (or around then)

If a new build or newly converted, is the 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?'

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?

Communal staircase, rear patio & bike shed.

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.

/

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.

/

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?

Commercial unit to remain hairdresser/ not a restaurant

Which boundaries belong to the property?

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?

N/A

Which floor is your property on?

3rd

How many floors are in the building?

3

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

Hair salon on ground floor.

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

No

Other:

Are you prepared to vacate the property?

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