

**NB** Hearnese cannot accept any liability for inaccurate or omitted information

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

## Part A

### Lease:

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

How long is left on the lease?

> 930 years

Service charge amount and what does it include?

none

Ground rent amount?

£15 per year

Details of any future ground rent reviews?

none

Freeholder?

Bart & Sue Seward

Managing Agent?

none

Are there any deed of variations to the lease? - Granted Consent for leaseholder to add  
Yes As of 2025 'new lease' Patio outside dining room + remove window to  
replace with french doors. - Just need to provide drawings  
Has the lease been extended or do you have a lease extension valuation? & Pets on licence

No

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

flats 3 & 4 have purchased freehold this year.

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?

no

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

N/A

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. [REDACTED]

Pets not allowed

Are short hold tenancies allowed (6 months+)?

yes 6 month minimum

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?

only 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, new in 2024

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

NO - Separate

Fuse box location?

kitchen cupboard by back door

Gas meter location?

Outside kitchen in white box/shed.

**Water and drainage:**

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

no

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?

by water Tank in hallway

**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?

Shared access, our 'space' is in front of our garage - 1st Come Visitor buys at front.

Is there parking to the property? Please provide information.

Road Parking too

Is there a garage and where is it located?

Yes, at rear. Garage No. 1.

**Property construction:**

What year was the property built?

1960's

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? N/A

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?

front & back gardens shared - see lease variation regarding a private patio potentially

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? N/A

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? N/A