



Material Information for Leasehold Properties

Part A

Property address [REDACTED]

Council Tax Band D

Asking Price 300,000

Tenure (Freehold / Leasehold / Share of Freehold for example)
Share of freehold

Part B

Lease:

How long is left on the lease?

942

Service charge amount and what does it include?

Dec 23 (£772p/q) plus extra £500 p/q for 2024

Ground rent amount?

n/a

Details of any future ground rent reviews?

n/a

Freeholder?

Shares of freehold

Managing Agent?

Owens & Porter

Are there any deed of variations to the lease?

Not that I know of.

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?

Yes. Various seafront elevation work plus louvres in underground garage.

Are there any upcoming works?

As above.

Are there any planned changes to the service charge?

Additional £500 p/q for 2024

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

Reserves as per accounts 24 March 23 - £457,634

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

n/a

Are pets allowed?

No

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.

Electric radiators

Do you have underfloor heating or radiators?

Electric 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?

n/a

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

Immersion heater plus separate water tank

Fuse box location?

Hallway cupboard

Gas meter location?

n/a

Water and drainage:

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

Included in service charge.

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?

In bathroom cupboard

Phone and internet:

Broadband type and indication of speed?

To be installed by purchaser.

Mobile signal / coverage?

Yes

Parking:

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

Under & overground parking on premises, maintenance included in service charge

Is there parking to the property? Please provide information.

1 underground parking space per property, not specifying allocated

Is there a garage and where is it located?

Underground garage

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?

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. Only internal redecoration.

Part C

Are there any shared areas or boundaries?

Yes, block of flats, so communal areas, garages, gardens etc

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?

Yes. Owens & Porter have reviewed this.

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.

Owens and Porter info.

Are there any building safety or structural risks you are aware of?

Owens & Porter info.

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)

Owens & Porter info

Are there any restrictions or covenants to the property?

Unknown

Which boundaries belong to the property?

Unknown

Are there any public right of ways, easements or servitudes?

Unknown

Are there any Tree Protection orders in the garden? Are any trees above 50'?

Unknown

Is there any known flood risk of coastal erosion to your property or the local area?

Unknown

Do you have a garden or balcony? If yes, which way is it facing?

Yes. South Facing

Which floor is your property on?

7

How many floors are in the building?

7 plus underground parking

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?

Already vacant

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

Yes. Sold as seen.

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

7157409AA794475...

Completion date of form

3/5/2024

Signed by Hearnese

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]