

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?

Unsure

Service charge amount and what does it include?

£1750 every 6 months 01 Jan/ 01 July. Buildings Insurance, water bills, communal electricity inc garage, gardens, window cleaning, general maintenance and repair to build

Ground rent amount?

N/A

Details of any future ground rent reviews?

N/A

Freeholder?

N/A

Managing Agent?

Burns Hamilton

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?

All 12 flats share of freehold

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?

Can find out on request

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

On request

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

Yes, but only if they not not cause annoyance to other residents

Are short hold tenancies allowed (6 months+)?

Not known, can provide copy of lease on request.

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

Not known, can provide copy of the lease on request.

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?

Kitchen 2014

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

Water tank

Fuse box location?

Hallway cloak room

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 gardens

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.

Yes

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?

Not known

Which boundaries belong to the property?

The flat and garage

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'?

Not known

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

Not known

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

Yes, south facing

Which floor is your property on?

1

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.

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?

Yes