

**Part A**

**Lease:**

How long is left on the lease?

136.5 years

Service charge amount and what does it include?

1677 annually. Covers communal maintenance inc carpet cleaners, gardeners, window cleaners

Ground rent amount?

380.47 annually

Details of any future ground rent reviews?

Next ground rent review in 2036, it's calculated ever 15 years with RPI

Freeholder?

Bankhall (Kings Wood Place) Limited

Managing Agent?

Bartley Management Limited

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?

Not that I'm aware of

Has a section 20 been served?

Not that I'm aware of

Are there any upcoming works?

Not that I'm aware

Are there any planned changes to the service charge?

None that I'm aware of

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

Not that I'm aware of

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

I can email over service charge statements if required

Are pets allowed?

Yes

Are short hold tenancies allowed (6 months+)?

Unknown

Are short term / holiday lets allowed?

Unknown

Are you aware of any disputes between the residents and freeholder?

No, however there were many complaints raised about the ground rent being increased in 2021

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Electric

Do you have underfloor heating or radiators?

Electric storage heaters

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.

There are communal electric storage heaters throughout the hallways

Where is the boiler and when was it installed?

Airing cupboard. Can't read when it was installed, but looks like 2008?

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

Separate Tribune HE Direct unvented hot water cylinder

Fuse box location?

Storage cupboard by front door

Gas meter location?

N/A - no gas

**Water and drainage:**

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

Yes, in communal cupboard in hallway.

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

Unknown

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

Unknown, assume it's mains

Is there a water softener?

Unknown

Stop cock location?

Airing cupboard by water tank

**Phone and internet:**

Broadband type and indication of speed?

Fibre 750mbps+ upload/download with Hyperoptic

Mobile signal / coverage?

5G, strong signal

**Parking:**

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

Gated access to private parking spaces for flats, maintained by the block via service charge

Is there parking to the property? Please provide information.

Yes, secured (gated) private space under cover.

Is there a garage and where is it located?

Basement. Under the block of flats, vehicle entrance via the road behind or lifts/stairs

**Property construction:**

What year was the property built?

2007

If a new build or newly converted, is the title registered?)

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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?'

Not that I'm aware of

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

Not that I'm aware of

## Part B

Are there any shared areas or boundaries?

Communal courtyard, entrance and hallways

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?

4 storeys so I assume not. Unsure of height

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.

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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.

Unknown. Unsure of height.

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?

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?

No

Which floor is your property on?

3

How many floors are in the building?

4, 5 including basement 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?

Yes

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

Dependant on what my forward property leaves. Open to discussion.

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease