

**Part A**

**Lease:**

How long is left on the lease?

199 years

Service charge amount and what does it include?

Ground rent amount? NO

Details of any future ground rent reviews? NO

Freeholder? Whychwood Grange Freehold company.

Managing Agent? Owens + Porter

Are there any deed of variations to the lease?

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

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

Each apartment has an equal share in the freehold.

Has a section 20 been served? Yes.

Are there any upcoming works? yes - (balcony's + Sunrooms)

Are there any planned changes to the service charge? yes for 2025

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? NO

Are short hold tenancies allowed (6 months+)? **NO**

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. **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. **NONE OF THE ABOVE**

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased? **ELECTRICITY SUPPLIED TO THE GARAGE (I AM THE ONLY ONE + THE GARAGE IS NEXT TO THE FRONT DOOR.**

Are there any communal heating systems? If yes, please provide the above and any further information on this.

Where is the boiler and when was it installed? **KITCHEN**

Is it a combination boiler or do you have a separate water tank? **YES, I HAVE A SEPARATE WATER TANK**

Fuse box location? **IN THE CUPBOARD IN THE HALL**

Gas meter location? **IN THE KITCHEN**

**Water and drainage:**

Do you have a water meter and if so, where is it located? **NO WATER METER solely for apartment 4. However the Water Meter is Shared with the apartment complex**

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? **Hallway Toilet**

**Phone and internet:**

Broadband type and indication of speed? **NO**

Mobile signal / coverage? **yes**

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it? **YES - included in the Maintenance**

Is there parking to the property? Please provide information.

**Yes there is parking in front of the garage and parking the lower parking lot**

Is there a garage and where is it located?

**yes a 1 car garage adjacent to the front door of building**

**Property construction:**

What year was the property built? **1976**

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 EXTENSIONS  
Kitchen + Bathroom renovations early 2000 No planning permission required  
of that time*

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? *HALLWAY, STAIRS + LIFTS*

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. *NO*

Are there any building safety or structural risks you are aware of? *NO*

Are you aware of there being any asbestos at the property? *YES?*

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) *YES Balconies*

Are there any restrictions or covenants to the property? *Same as lease.*

Which boundaries belong to the property? *the property walls are the boundary*

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'? **yes**

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? **yes South facing Balcony.**

Which floor is your property on? **1<sup>st</sup> above the basements + ground Floors**

How many floors are in the building? **It made up of 3 floors of flats + 1 basement floor with no flats**

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? **NO Fixtures or Fittings will be removed.**

#### **Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease