

Part A

Lease:

How long is left on the lease?

111

Service charge amount and what does it include?

£888.79 (usually £598.61) per 6 months

Ground rent amount?

£200.00 annual

Details of any future ground rent reviews?

Not known

Freeholder?

Lindsay Park Properties Ltd

Managing Agent?

Scanlans Property Management LLP

Are there any deed of variations to the lease?

Not known

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 known

Has a section 20 been served?

Not known

Are there any upcoming works?

Not aware of any

Are there any planned changes to the service charge?

Not known

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?

yes

Are short hold tenancies allowed (6 months+)?

yes

Are short term / holiday lets allowed?

As far as i'm aware

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. Installed 2010

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

Combination

Fuse box location?

Cupboard in hall of flat

Gas meter location?

outside back door

Water and drainage:

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

Yes just outside property boundary

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 drainage

Is there a water softener?

No

Stop cock location?

Under sink

Phone and internet:

Broadband type and indication of speed?

Not known

Mobile signal / coverage?

Not known

Parking:

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

Yes, maintained by property management company

Is there parking to the property? Please provide information.

None allocated to this property. 4 communal spaces available

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

2010

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

Yes

Is the building pre-fabricated? If yes, who do you insure with?

Not pre-fabricated

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?

Yes, refer to deeds

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.

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.

No

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

None known

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

No. Post 2000 construction

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)

None known

Are there any restrictions or covenants to the property?

Refer to deeds

Which boundaries belong to the property?

Refer to deeds

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

Refer to deeds

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

Refer to deeds

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

None known

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

Yes. South East to South West. Two aspects

Which floor is your property on?

Ground

How many floors are in the building?

Three

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?

Property is vacant

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

All fixtures and fittings included in sale

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease