

**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?

99 Years from 01 Jun 90. 64 Years left

Service charge amount and what does it include?

First Qtr £906.25p. Refer to 2025 Service Charge Breakdown

Ground rent amount?

£124.05p every 6 mths (see latest E&M Ltd Invoice)

Details of any future ground rent reviews?

Not Known

Freeholder?

Anglia Secure Homes PLC Connaught House Colchester CO4 4QR

Managing Agent?

Churchill Estates Management McCarthy House Ringwood BH24 3FA

Are there any deed of variations to the lease?

None Registered

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 to the best of my knowledge

Has a section 20 been served?

Yes (See Attached)

Are there any upcoming works?

Lift Upgrade, Front Entrance Refurbishment

Are there any planned changes to the service charge?

Not to the best of my knowledge. Budget set in Nov 24

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

Yes. Awaiting figures from Churchill following handover from First Port

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

AGM awaiting copy. Service Charge Demand and Budget attached

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

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed.

See Lease First Schedule Clause 8

Are short hold tenancies allowed (6 months+)?

See Lease Fifth Schedule

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

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 Storage Heaters

Do you have underfloor heating or radiators?

No

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?

There is on Gas Supply or Gas Boiler

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

No. Only a Hot Water Cylinder and Off-Peak Economy Immersion

Fuse box location?

Hall Cupboard, next to the Airing Cupboard

Gas meter location?

There is on Gas Supply

**Water and drainage:**

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

No. Refer to 2003 Drainage and Water Search

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

No. Refer to 2003 Drainage and Water Search

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

Yes. Refer to 2003 Drainage and Water Search

Is there a water softener?

No

Stop cock location?

Airing Cupboard or Kitchen

**Phone and internet:**

**Broadband**

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phone**

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:**

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

Direct access to Highway. Driveway shared by Lessee's

Is there parking to the property? Please provide information.

Yes. Lessee parking to the rear and front of the property.

Is there a garage and where is it located?

The are parking cages. Need to enquire with the Agent to see if nay are for sale

**Property construction:**

What year was the property built?

1988-1990

If a new build or newly converted, is the title registered?) New Build. Title registered with Land Registry

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.

Bathroom replaced with Wet Room

Has the property ever undergone any structural work or underpinning?'

Partial rebuild after fire in 2021

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?

See search and lease.

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?

5 Stories. Yes

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.

Not seen

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?

No

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

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?

See Lease and Leasehold Registration Charges Register

Which boundaries belong to the property?

See Lease Plan and Land Search

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?

No

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

Communal gardens. South and north facing.

Which floor is your property on?

Second

How many floors are in the building?

five

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?

Negotiable