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Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease? 994 YEARS

Service charge amount and what does it include? £4,180.31 INC. RESERVE FUND PAYMENT
HEATING + HOT WATER

Ground rent amount? NONE

Details of any future ground rent reviews? N/A

Freeholder? SAN REMO TOWERS (SRT) FREEHOLD LTD.

Managing Agent? NAPIER MANAGEMENT SERVICES LTD.

Are there any deed of variations to the lease? NO

Has the lease been extended or do you have a lease extension valuation? NEW 999 YEAR LEASE
FROM 1.1.2020, FOLLOWING PURCHASE OF SHARE OF FREEHOLD

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

Has a section 20 been served? N/A

Are there any upcoming works? YES

Are there any planned changes to the service charge? ALREADY INCREASED

Is there a sinking fund, and if so how much is currently held? *YES - REFER TO MANAGEMENT AGENT FOR DETAILS*

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

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required) *NO*

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.

Are short hold tenancies allowed (6 months+)? *MINIMUM OF 12 MONTHS*

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. *CENTRAL GAS BOILER*

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? *YES - OWNED BY FREEHOLDER*

Are there any communal heating systems? If yes, please provide the above and any further information on this. *YES - CENTRAL GAS BOILER*

Where is the boiler and when was it installed? *BASEMENT - REFER TO FREEHOLDER FOR FURTHER DETAILS*

Is it a combination boiler or do you have a separate water tank? *N/A*

Fuse box location? *KITCHEN*

Gas meter location? *N/A*

Water and drainage:

Do you have a water meter and if so, where is it located? *NO*

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

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? *ISOLATION VALVES ON PIPES*

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? *N/A*

Is there parking to the property? Please provide information. *UNDERGROUND + SURFACE
PARKING TO RENT*

Is there a garage and where is it located? *UNDERGROUND*

Property construction:

What year was the property built? 1937

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? N/A

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. N/A

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? NO

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

COMMUNAL LOUNGE - ROOF TERRACE - REFER TO FREEHOLDER FOR MORE DETAILS

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? REFER TO FREEHOLDER

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.

REFER TO FREEHOLDER

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. REFER TO FREEHOLDER

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? *REFER TO FREEHOLDER*

Which boundaries belong to the property? *REFER TO FREEHOLDER*

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'? *REFER TO FREEHOLDER*

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? *NO*

Which floor is your property on? *GROUND*

How many floors are in the building? *6 INCLUDING GROUND FLOOR + BASEMENT*

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*