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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?

975 years

Service charge amount and what does it include?

£3066.46 p/a

Ground rent amount?

£225 p/a

Details of any future ground rent reviews?

Every 25 years from 2002, so next one is in 2027

Freeholder?

Kings Oak Homes Ltd

Managing Agent?

Lambert Smith Hampton

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?

I haven't had an option to buy a share of freehold but I'm unsure if any other apartments are

Has a section 20 been served?

Yes

Are there any upcoming works?

Yes, the windows are in the process of being replaced and the communal areas are being redecorated including new carpets

Are there any planned changes to the service charge?

Not that I'm aware of, it went up last year to build a sinking fund for the upcoming works mentioned above

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

Yes, there was £11,166 when the last set of accounts were raised for September 2024

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

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.

Yes but with written consent from leasehold management co

Are short hold tenancies allowed (6 months+)?

Shorthold agreements are only allowed for a year or more

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.

Gas central heating supplied to a Worcester Bosch combi boiler

Do you have underfloor heating or radiators?

No underfloor heating but at least one radiator in each room

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?

Boiler is in the hallway cupboard on the left as you're looking at them, installed in 2019

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

Combi boiler

Fuse box location?

On the right hand side of the front door just below ceiling level

Gas meter location?

Outside the property, down small walkway to left of the building. Last meter on the right

Water and drainage:

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

Yes, in double door storage cupboard on ground floor

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.

Minas drainage, we pay a sewerage bill each month

Is there a water softener?

No

Stop cock location?

Under sink

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?

Shared entrance via electric gate, maintained by managing company paid for by service charge

Is there parking to the property? Please provide information.

Yes, one allocated parking space. Also two visitor parking spaces

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

2002

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?

Yes, but they are in the process of being replaced with UPVC ones

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

See attached word document

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?

Yes, communal garden to rear of property. Front aspect with shared, gated entrance and bin store

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

Yes, communal entrance, hallways and stairs. See attached fire safety info

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?

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?

Yes - see lease

Which boundaries belong to the property?

See lease - picture with yellow outline detailing boundaries of property

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 that I'm aware of

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?

Shared garden to rear of property, no balcony

Which floor is your property on?

2nd floor

How many floors are in the building?

3 floors

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