

Part A

Lease:

How long is left on the lease?

132 years

Service charge amount and what does it include?

£4,600 per annum, all maintenance, gym, concierge, communal areas

Ground rent amount?

£598 per annum

Details of any future ground rent reviews?

I believe it is every 10 years the last was around 2022

Freeholder?

No

Managing Agent?

Evoive Man

Are there any deed of variations to the lease?

Refer to lease attached

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 at present, planned in the future by the residents association

Has a section 20 been served?

Yes

Are there any upcoming works?

Yes, repainting door entry systems and fire door works

Are there any planned changes to the service charge?

None that I know of

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

Not known

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

Attached

Are pets allowed?

With permission, cats not allowed

Are short hold tenancies allowed (6 months+)?

Yes

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.

Electric

Do you have underfloor heating or radiators?

No, heaters

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?

Not applicable

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

Not applicable

Fuse box location?

Cupboard in hallway

Gas meter location?

Not applicable

Water and drainage:

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

Yes in the common area

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.

Yes

Is there a water softener?

Yes

Stop cock location?

Cupboard in hallway

Phone and internet:

Broadband type and indication of speed?

Fibre, 150Mb/s

Mobile signal / coverage?

Good depending on service provider

Parking:

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

Common secure parking area, part of service charges

Is there parking to the property? Please provide information.

Yes on designated parking space No.12

Is there a garage and where is it located?

Flats have

Property construction:

What year was the property built?

2010 approx

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

Not applicable

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?

Timber framed aluminium double glazed

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

Changed out existing hot water "bath" system for hot water tank heated by immersion

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?

Communal areas

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?

Not according to gov.uk but this would need to be checked with the management

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.

Not according to gov.uk but this would need to be checked with the management

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

Safety yes, structural no

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

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 planning permission, ongoing NHBC works

Are there any restrictions or covenants to the property?

Yes

Which boundaries belong to the property?

None, communal areas only

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

Not known

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?

Not known

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

No

Which floor is your property on?

1

How many floors are in the building?

7 I think

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?

Yes

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease