



Material Information for Leasehold Properties

Part A

Property address ~~Full Street, East Cliff.~~

Council Tax Band D

Asking Price £350,000

Tenure (~~Freehold~~ / Leasehold / ~~Share of Freehold for example~~)

Part B

Lease:

How long is left on the lease? 102/103, TBC on title.

Service charge amount and what does it include?

£2,400 per annum Buildings ins
water
com elec
gardening cleaning com
window cleaning

Ground rent amount?

£275 per annum

Details of any future ground rent reviews?

TBC

Freeholder?

Meyrick Estate

Managing Agent?

Hare & Sons

Are there any deed of variations to the lease?

No

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?

No.

Has a section 20 been served?

No

Are there any upcoming works?

No →

Questions have sent out asking if interest of the stones on top. Residents against it.

Are there any planned changes to the service charge?

No

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

No - over allowance is held as contribution to service charge

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

Are pets allowed?

No

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 heating
No gas in flat but gas to building

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?

Installed August 2022 - Airing cupboard
in hallway.

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

electric water heater.

Fuse box location?

Hall cupboard Rads - individual control
App on phone

Gas meter location?

N/A

Water and drainage:

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

No → undersemecharge

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 drainage

Is there a water softener?

No.

Stop cock location?

Airing cupboard

Phone and internet:

Broadband type and indication of speed?

Shell

Mobile signal / coverage?

v. good

Parking:

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

Yes

Is there parking to the property? Please provide information.

Residents parking . ← →

Is there a garage and where is it located?

Yes single

Property construction:

What year was the property built?

early 1960's

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

purpose built

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

brick built

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

UPVC

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

Part C

Are there any shared areas or boundaries?

No

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.

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

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?

No

Which boundaries belong to the property?

Flat.

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'?

Front trees in communal garden

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?

Balcony - Southely

Which floor is your property on?

ground

How many floors are in the building?

2.

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?

No.

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

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

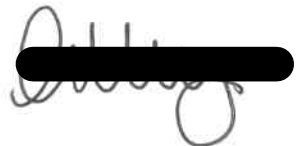
Signed by property owner(s)



Completion date of form

19/3/24

Signed by Hearn



⊙ Solicitors Details:

Firm:

Name:

Address:

Email:

Telephone Number:

[Redacted]

[Redacted]

[Redacted]

B [Redacted]

S [Redacted]

