

Part A

Lease:

How long is left on the lease?

900+ years (I need to double check figure)

Service charge amount and what does it include?

£452.55

Ground rent amount?

0

Details of any future ground rent reviews?

N/A

Freeholder?

No share of freehold

Managing Agent?

Burns Hamilton

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?

All share of freehold

Has a section 20 been served?

No

Are there any upcoming works?

New Roof all paid for works commencing as of today 06/07/2024

Are there any planned changes to the service charge?

No

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

Not sure

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

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Are pets allowed?

Cats but if you wish to have a dog needs to ask

Are short hold tenancies allowed (6 months+)?

Yes

Are short term / holiday lets allowed?

-

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

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.

N/A

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.

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Where is the boiler and when was it installed?

Boiler is in the kitchen has been here 9 years

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

Combination

Fuse box location?

Cupboard in entrance hallway

Gas meter location?

Ground floor back of building

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?

No

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?

Bathroom behind white panel

Phone and internet:

Broadband type and indication of speed?

N/w

Mobile signal / coverage?

Strong signal

Parking:

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

No

Is there parking to the property? Please provide information.

Parking on road

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

-

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

No

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.

New bathroom 2023

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 gardens

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?

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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.

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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?

From left drive way down to right side

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'?

No

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 and communal garden

Which floor is your property on?

Top 3rd

How many floors are in the building?

4 Including base floor where bins are located

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

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Are you aware of any disputes with neighbours or the freeholders?

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Other:

Are you prepared to vacate the property?

No

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

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

880FA5B471E44CA

Completion date of form

8/6/2024

Signed by Hearnese

Solicitors Details:

Firm: Premier property lawyers
Name: 1 Frances way
Address: Grove Park
Enderby
Email: Leicester
Le19 1sh
Telephone Number: