

Part A

Lease:

How long is left on the lease?

983 years

Service charge amount and what does it include?

£1,500 p.a - Gardening, cleaning, maintenance, fire safety, communal area, building insurance, management fee

Ground rent amount?

N/a

Details of any future ground rent reviews?

N/a

Freeholder?

All flat owners share the freehold

Managing Agent?

Hawks Estates

Are there any deed of variations to the lease?

N/a

Has the lease been extended or do you have a lease extension valuation?

Yes

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

All flats share of freehold

Has a section 20 been served?

Are there any upcoming works?

Potential replacement of coping stones on flats balconies

Are there any planned changes to the service charge? N/A

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

No

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

Are pets allowed?

Discretion of freeholders

Are short hold tenancies allowed (6 months+)?

n/a

Are short term / holiday lets allowed?

n/a

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 - Vaillant combi boiler

Do you have underfloor heating or radiators? No

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?

N/A

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?

Kitchen, January 2017

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

Fuse box location?

Cupboard on first floor landing

Gas meter location?

Cupboard on first floor landing

Water and drainage:

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

Yes, downstairs cupboard

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?

Old airing cupboard

Phone and internet:

Broadband type and indication of speed?

BT - 54.9 Mbps download / 10 Mbps upload

Mobile signal / coverage?

Yes - Strong with Vodafone and O2

Parking:

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

Yes - Freeholders - part of maintenance

Is there parking to the property? Please provide information.

Yes, parking spaces next to garages

Is there a garage and where is it located? Yes

Back of the block

Property construction:

What year was the property built?

1962

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?

N/A

Are there timber windows?

N/A

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

Extractor fans added to kitchen and bathroom

Has the property ever undergone any structural work or underpinning?

Not that we are aware of

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

N/a

Part B

Are there any shared areas or boundaries?

Yes, gardens, drive

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?

N/A

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.

N/A

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

No

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

Yes - Garage roof / Outstairs landing - presumed. Non in flat

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?

N/a

Which boundaries belong to the property?

Balcony, Flat 4, - Shared access to drive, front lawn
garage and side garden

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'?

Yes

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

Which floor is your property on?

1st

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?

As soon as we have located a new property we are ready to vacate

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

Take - Washing machine
Tumble Dryer

Leave - Free wardrobe

Documents:

Latest Service charge demand / Management statement

Latest AGM notes N/A -

Lease