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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?

Na

Service charge amount and what does it include?

£1980 per annum. Gardener, instance, repairs, maintenance and upkeep, etc

Ground rent amount?

Na

Details of any future ground rent reviews?

Na

Freeholder?

Share of free hold

Managing Agent?

Na- self managed through Silvertrees flat management ltd

Are there any deed of variations to the lease?

Unsure

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

Na

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

Na

Has a section 20 been served?

no

Are there any upcoming works?

Roof maintenance work but funds already accrued for this, will be done before sale.

Are there any planned changes to the service charge?

no

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

Approx £7500

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

tbc

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, with permission - "without consent of lessor pets not allowed" , "the lesser shall at all times keep any such animal or pet.

Are short hold tenancies allowed (6 months+)?

unsure

Are short term / holiday lets allowed? (Please check your lease before confirming)

unsure

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 and 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.

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?

in the kitchen, unsure

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

combination

Fuse box location?

under stairs

Gas meter location?

outside in box nearest to external front door

Water and drainage:

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

yes, in cupboard inside flat next to front door

Is the water supplied by a borehole, spring or well?

unsure

Is the property on mains drainage or private drainage? If private, please provide details of this.

unsure

Is there a water softener?

na

Stop cock location?

built in cupboard next to front door

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 drive, maintenance within service charge

Is there parking to the property? Please provide information.

yes, parking space for flat 3

Is there a garage and where is it located?

no

Property construction:

What year was the property built?

unsure

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

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

I dont think so? unsure on Q

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.

we have purchased additional land to extend the garden, which will come with the sale of the patio (the patio'ed area)

Has the property ever undergone any structural work or underpinning?'

no to best of my knowledge

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

no to best of my knowledge

Part B

Are there any shared areas or boundaries?

driveway, bike shed etc

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

entrance hall - fire risk assess done

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?

NA

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.

NA?

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.

na?

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?

no

Which boundaries belong to the property?

unsure

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 a few TPO's in driveway area, non in garden of the flat as far as im aware

Is there any known flood risk of coastal erosion to your property or the local area?

no to best of my knowledge

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

yes garden, north facing

Which floor is your property on?

ground/1wt - maisonette

How many floors are in the building?

3 in building, 2 in my flat

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

unsure on Q but no

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

no