

Property Questionnaire

Full Property Address

Postcode

Flat 104 The Listed Building, 350 The Highway

EIW 3HU

TENURE

Freehold ☐Leasehold ☒Commonhold ☐Subject to flying freehold ☐

COMPULSORY COSTS FOR OWNER

Service charges

£6360.72 pa.

Ground rent

Other

£399.24 leisure centre charge pa.

Details of any other costs / what costs cover / information regarding potential or upcoming changes to costs / major works bill:

Break down of charges.

Listed Building £2756.60 / Estate £3604.12 / Leisure centre £399.24

LEASEHOLD

Lease start date

8/12/2000

Years lease granted for

999 years

Years remaining on lease

973

Sold with SHARE OF FREEHOLD?

Leases often prevent types of activity that can effect enjoyment of use.
Are there any restrictions which could impact on a buyers enjoyment?☐Keeping
pets☒ Y ☐ NRunning a
business☒ Y ☐ N

Sub-letting

☒ Y ☐ NParking Boats, Caravans or mobile
homes on Site☐ Y ☒ N

SHARED OWNERSHIP

What percentage is owned

100 %

Details of rent payable

Is there an option to
staircase ownership☐ Y ☒ NAre there any additional
liabilities or obligations?☐ Y ☒ N

MATERIAL PROPERTY INFORMATION

Does the property lie within
a conservation area?☐ Y ☒ NAre there any rights of way, easements,
wayleaves etc affecting the property?☐ Y ☒ NIs the property
listed?☒ Y ☐ NIf yes what
grade☐Are there any restrictions on
the title for the property?☐ Y ☒ NHave there been any dis-
putes with the neighbours?☐ Y ☒ NHas the property ever been classed as non-standard construction
or any parts of the property that are timber framed?☐ Y ☒ NHas the property ever suffered storm, fire or
flood damage?☐ Y ☒ NHas the property been subject to an insurance
claim during the current ownership?☐ Y ☒ NHas the property (including garage and outbuildings)
ever suffered from subsidence/structural issues☐ Y ☒ N

PARKING

Does the property have
parking☒ Y ☐ NAllocated
Space☒Communal
Parking☐Street
Parking☐Resident
Permit☐

Garage

☐

Driveway

☐Is there a dropped kerb undertaken in accordance
with the highways act 1980 and The Local Authority?☐Are any parts of the
driveway shared?☐

SERVICES

Connected services: Mains Electricity ☒ Mains Gas ☐ Mains Water ☐ Mains Drainage ☒ LPG ☐

Approximate age of boiler Approximate date of last boiler service Is heating system in good working order? ☒ Y ☐ N

Septic Tank ☐ Does septic tank system comply with The Environmental Agency General Binding Rules? ☐ Y ☐ N ☐ What year was the septic tank last upgraded/replaced?

Central heating: Oil / Gas / Electric Solid fuel / other Water Heating: Oil / Gas / Electric Solid fuel / other

Additional options Solar Panel ☐ Are solar panels owned outright? ☐ Y ☐ N ☐

GARDEN

Wholly within Title? ☐ Y ☒ N Communal? ☐ Y ☒ N Leased in part? ☐ Y ☒ N Tree preservation orders? ☐ Y ☒ N

Are there any rights of access? ☐ Y ☐ N ☐ Any known disputes regarding the boundary? ☐ Y ☐ N ☐

Are you aware of any protected animal species located at the property? ☐ Y ☐ N ☐ Has Japanese Knotweed or other invasive species ever grown within the property boundary or close vicinity? ☐ Y ☐ N ☐

HAZARDS AND KNOWN ISSUES

None

ALTERATIONS, WORKS AND CHANGES TO THE PROPERTY

Have any structural alterations been made to the property? ☐ Y ☒ N

Have any of these works been carried out **without** full planning permission? ☐ Y ☐ N

Do any works completed after Feb 1966 **not** have sufficient building regulations? ☐ Y ☐ N

Has the property been re-wired in the last 10 years? ☐ Y ☐ N

Has a new boiler been fitted within the last 10 years? ☐ Y ☐ N

WARRANTIES AND GUARANTEES

Are there any outstanding claims or current applications relating to any guarantees or warranties? ☐ Y ☒ N

National House Building (NHBC) or similar ☐ Y ☐ N Boiler warranty ☐ Y ☐ N