

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 115 LONDON RD OX26 6AB

As required by Trading Standards

Material Information:

For Freehold
Titles only:

Freehold without fees or Freehold with fees

Is there a management company? Yes/No

If so, who is the management company? _____

If so, what are the management charges? _____

How often are charges paid? _____

For Leasehold
Titles only:

Leasehold / Leasehold with Commonly held Freehold Share / Leasehold with reciprocating freehold titles (in the case of pairs of maisonettes).
(ring the appropriate answer(s))

Who is the freeholder? COACH HOUSE MEWS MGT CO LTD

DE24 8RF

What is the Start date of the lease? 1 JAN 2004

How long is the term of the lease? 125 YRS

How much is the Ground Rent? £ 101.16

and when is it payable? 1/2 YEARLY

When is the ground rent reviewed? EVERY 10 YRS

and by how much? by formula

Who is the management company? FIRST PART

What are the management fees? £ 855

How often are charges paid? EVERY SIX MONTHS

Help to Buy:

Is the property owned on the government Help to Buy scheme? No

Shared

Ownership:

Is the property owned under shared ownership? Yes/No No

If yes, who is the other party? _____

Conservation

Area:

Is the property listed or in a conservation area? Yes/No No

E.P.C.

Does the property have an in-date Energy Performance Certificate? Yes/No No

On the register / Out of date / Needs renewing/ Never had an EPC.

(ring the appropriate answer(s))

Council Tax:

Band: B, Amount per annum: £ 1850.74

Council: Cherwell DC

Asking Price:

£ 250K Tag Line: _____

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Construction: Standard / Prefabricated / Steel Frame / Timber / Other Non-Standard
(ring the appropriate answer(s))

Mains Supplies: Electricity Yes / No
Water Yes / No
Waste-Water Sewerage Yes / No - If no is there a Septic Tank? Yes / No
Mains Gas: Yes / No - If no is there LPG Yes / No
Telephone: Yes / No
Broadband Yes / No

Broadband: Fibre to the property / Fibre to the cabinet / Copper wire / Dish to Mast / None
Speed: Standard (10-11 Mbps) / Superfast (24Mbps to 300 Mbps) / Ultrafast (above 300 Mbps)
Current Supplier: SKY
(ring the appropriate answer(s))

Heating Type: Mains Gas to radiators / Mains Gas to warm air / Mains Electricity to storage heaters /
Plug-in electric radiators / Oil / LPG / Wood Burner / Solid Fuel
Ground Source Heat Pump / Air Source Heat Pump / Electricity from Solar Panels
(ring the appropriate answer(s))

If Gas: Has the heating/hob/fire been serviced in the past 10 months? Yes / No
Do you have documentary evidence to support this in the form of an invoice/service record/landlord's gas safety certificate? Yes / No

NEXT SERVICE
DUE NOV 24

If Stove: If you have a wood-burner/multifuel stove, do you have a HETAS certificate? Yes / No

Electrics: Do you have an in-date Electrical Safety Inspection Report? Yes / No

Solar Panels: Does the property have solar panels? Yes / No
If yes, are they owned by you or rented? Owned outright / Rented with air space lease

Loft Conversion: Has the property had a loft conversion? Yes / No
If yes, has it been signed off with a building control completion certificate? Yes / No

Spray Foam: Have the loft rafters been sprayed with expanding foam insulation? Yes / No

Conservatory: Does the property have a conservatory? Yes / No
If yes, do you have planning permission for it? Yes / No
If it didn't require planning, did you get a letter confirming this from the council? Yes / No
Was the original builder developer's consent required? Yes / No
If yes, do you have it? Yes / No

What roof construction does the conservatory have? (ring the appropriate answer(s) below)
Plastic polycarbonate sandwich / Double-glazed Glass / Solid Roof with a ceiling

