

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

11 MERLIN WAY

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?

What is the Start date of the lease?

How long is the term of the lease?

How much is the Ground Rent? £

and when is it payable?

When is the ground rent reviewed?

and by how much?

Who is the management company?

What are the management fees?

How often are charges paid?

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

If yes, who is the other party?

Conservation
Area:

Is the property listed or in a conservation area?

Yes/No

E.P.C.

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

On the register / Out of date / Needs renewing/ Never had an EPC.

(ring the appropriate answer(s))

Council Tax:

Band: Amount per annum: £ Council:

Asking Price:

£ 550K Tag Line:

RCL
to do

LOOK UP
ON REGISTER

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

11 MERLIN WAY

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: BT
(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

RECENTLY
INSTALLED

Do you have documentary evidence to support this in the form of an invoice/service
record/landlord's gas safety certificate? Yes / No

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

PROBABLY
FROM WHEN
KITCHEN WAS
REFITTED

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

NOT REQUIRED

What roof construction does the conservatory have? (ring the appropriate answer(s) below)

Plastic polycarbonate sandwich Double-glazed Glass Solid Roof with a ceiling

— INDEPENDENT ESTATE AGENTS —

11 MERLIN WAY

/No

Yes / No

No

4 Gara

3

Garage-in-Block / Driveway /

Allocated Space(s) / Off Road / Communal / :

No

/ No

other:

Details:

Refer to DEEDS.

No.

No

es/No

No