

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

28 TURNPIKE RD

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On the register / Out of date / Needs renewing/ Never had an EPC.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

£ 325000

Tag Line:

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Construction:

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

FLEMISH NO CAVEY?

Mains Supplies: Electricity

Water

Waste-Water Sewerage

Mains Gas:

Telephone:

Broadband

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

PART OF ESTATE FEE

If no is there a Septic Tank? Yes / No

If no is there LPG 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:

(ring the appropriate answer(s))

Bf

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

WILL DO IT

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

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

NB
ROOF
OVERHAUL
& RE-LAND.

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

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