

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY: 56 CHARLOTTE AV OX27 8AN

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On the register / Out of date / Needs renewing / Never had an EPC.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

Amount per annum: £ \_\_\_\_\_

Council: Chorwell

### Asking Price:

£ 415000

Tag Line: \_\_\_\_\_

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PROPERTY:

56 CHARLOTTE AVE

Construction:

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

Mains Supplies: Electricity

Water

Waste-Water Sewerage

Mains Gas:

Telephone:

Broadband

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

- If no is there a Septic Tank? Yes / No

- If no is there LPG Yes / No

COMMUNAL  
HEATING.

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:

PURE FIBRE

(ring the appropriate answer(s))

WATER - COMMUNAL SUPPLY

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

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

ORIGINAL  
BUILDING  
CONTROL  
CERT.

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

— INDEPENDENT ESTATE AGENTS —

56 CHARLOTTE AVE

Does the property have a flat roof? Yes (No)  
Does the flat roof account for more than 1/3 of the total roof space? Yes / No

Does the property have a thatched roof? Yes / No

On-the-Plot: No. of spaces including inside any garage: 2 Garage / Driveway / Off-Road 2

Off-the-Plot: No. of spaces including inside any garage: \_\_\_\_ Garage-in-Block / Driveway /  
Allocated Space(s) / Off Road / Communal /:

Does the property come with a private electrical car charging point? Yes / No

Are there any issues from a health and safety perspective? Yes/No

(e.g. Radon Gas, Asbestos, Penetrating or rising damp or condensation, Wet or dry rot, Electrical, Gas, Sewerage or drainage, Animal or plant infestation or nesting, Trees or plants, Subsidence or heave, Roofing or guttering, Glazing & doors) or other: \_\_\_\_\_

Are there any Rights, Restrictions, Covenants or Wayleaves within the title or, which the property is affected by? Yes ☒ No ☐ Details:

Has the property been exposed to flooding in the past 5 years or has insurance ever been refused on grounds of flood risk? Yes ☒ No ☐

**Disabled Access:** Does the property have any provisions for disabled or limited mobility access? Yes/ No

Are there any outstanding planning applications for the property? Yes (No) .

Has any planning application been refused? Yes/No