

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

27 BRAEBORN AVENUE

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? A2 DOMINION

If so, what are the management charges? £ 37

How often are charges paid? PER MONTH

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On the register / Out of date / Needs renewing / Never had an EPC.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: C Amount per annum: £ _____ Council: CHERWELL

Asking Price:

£ 340,000 Tag Line: _____

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PROPERTY:

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: PURE FIBRE
(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)) DISTRICT HEAT NETWORK

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 NOT SURE

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

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