

BARTON FLEMING

PROPERTY: 3 WITHINGTON RD

As required by Trading Standards

Material Information:

For Freehold

Titles only: Freehold without fees or Freehold with fees **N/A**
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? **AS FOR DEED ALREADY PROVIDED,**

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On the register / Out of date / Needs renewing / Never had an EPC. **C**
(ring the appropriate answer(s))

Council Tax: Band: _____ Amount per annum: £ _____ Council: _____

Asking Price: £ **375K** Tag Line: **THREE HUNDRED & SEVENTY FIVE THOUSAND POUNDS.**

BARTON FLEMING

PROPERTY: 3 WITKINGTON RD

Construction: ~~Standard / Prefabricated / Steel Frame / Timber~~ Other Non-Standard UNITY - CERT PROVIDED.

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 TBC

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: _____ TBC
(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 PROVIDED.

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 PROVIDED

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

