

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

PROPERTY:

3 MONTGOMERY ROAD OX27 8FG

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? STRATTON FIELDS MANAGEMENT

If so, what are the management charges? £10

How often are charges paid? MONTHLY

**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On the register / Out of date ☒ Needs renewing ☐ Never had an EPC.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: £ 2370.06 Council: CHEERWELL DISTRICT COUNCIL

Asking Price:

£ _____ Tag Line: _____

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PROPERTY: 3 Montgomery Road 0x278FG

Flat Roof:

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

(V SMALL ABOUT 12 SQ FT)

Thatched:

Does the property have a thatched roof? Yes / (No)

Parking:

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

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)

Issues:

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: _____

Rights etc.:

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

COVENANT FROM MANAGEMENT COMPANY.

Flooding:

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)

Planning:

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

Has any planning application been refused? Yes / (No)