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Automated onboarding
and compliance

9 Huntsmans Drive, Oakham, LE15 6RP

Material Information

Leasehold | Title LT399597 | Edition 2 | 14 sections | 23/11/2026 18:57

Material Information

Kotini has gathered this property information on behalf of Moores Estate Agents, and the sellers have confirmed it to be accurate as of:

Created 23/11/2026 18:57

About this document

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy/rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.

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Ownership - LT399597

Tenure of the property	Leasehold
Title number	LT399597

Lease length

Year the lease started	2007
Length of the lease in years	107
Remaining lease term in years	88

Lease restrictions

Are there any lease restrictions	Yes
Details of the lease restrictions	To be used only as independent living accommodation. Not to do anything to cause a nuisance or 10 annoyance to others. Not to keep animals other than a small domestic pet. Not to obstruct the common areas. To keep the Property clear of refuse at all times. Not to use the communal garden for any purposes other than relaxation. Not to hang clothes outside the building. To use the parking space solely for parking a private motor vehicle or motor cycle

Additional costs

Is there a service charge	Yes
Annual service charge amount	3757.0

Ground rent

Is ground rent payable	No

Council Tax

Council Tax band	B
Annual Council Tax	2131.3
Alterations affecting the Council Tax band	No

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Energy Performance Certificate

Date of inspection	06/07/2015
Certificate date (valid for 10yrs)	06/07/2015
Certificate number	0530-2876-7337-9305-0685
Current Energy Performance rating	C
Current energy efficiency	74
Potential Energy Performance rating	B
Potential energy efficiency	91

Type of construction

Type of property	Bungalow
Built form	End-Terrace
Property used for non-residential purposes	No
Property built with standard forms of construction	Yes

Parking

Types of parking available	Allocated, Communal
Controlled parking in place	No
Disabled parking available	Yes
Electrical vehicle charging point at the property	No

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Utilities

Electricity

Property connected to mains electricity	Yes
Other sources of electricity connected to the property	No
Solar or photovoltaic panels installed at the property	No

Heating

Type of heating system	Central heating
Central heating fuel	Mains gas
Is the heating system in good working order	Yes
Other heating features at the property	Double glazing

Water

Mains water connected to the property	Yes
Is the mains water supply metered	Yes

Drainage

Surface water drainage connected to the property	Yes
Mains foul drainage connected to the property	Yes

Broadband

Broadband connection at the property	None

Mobile coverage

Mobile signal issues at the property	Yes
Details of the mobile signal issues	Poor signal for 4G or 5G mobile phone data

Building safety

Building safety issues at the property	No

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Listing status

Listed building in England or Wales	No

Conservation

Located in a designated conservation area	No

Tree Preservation Orders

Tree preservation order in place	No

Environmental issues

Flooding

Property flooded before	No
Property at risk of flooding	No
Flood defences in place	No

Coastal erosion

Coastal erosion risk	No

Coal mining

Coal mining risk	No

Other mining

Other mining risk	No

Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?	No

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Notices

Infrastructure project notice(s)	No
Neighbour development notice(s)	No
Listed building application notice(s)	No
Party wall act notice(s)	No
Planning application notice(s)	No
Required maintenance notice(s)	No
Other notices	No

Accessibility adaptations

Accessibility adaptations at the property	Lateral living · Level access · Specialist bath

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