

## Viewing Fact Sheet

### **What's the Lease hold (if SOF please state headlease)? –**

990 years (999 years from 24 June 2015)

### **Ground rent and Service Charge? -**

n/a

### **Who is the freeholder and how do you contact them? -**

Shambok RTM Limited. We are directors, along with the two people who own Flat 2. Upon sale, we will resign as directors and the new owners will become directors.

### **If first floor – is the loft included in the lease? –**

n/a

### **Building insurance? –**

We have cover until 8 September 2024. The latest price was £777.91. We paid half and Flat 2 paid half.

### **Who are the neighbours? –**

Trish O'Malley and Steve Blundell, and their daughter Lyla (born 2022). They are really nice and we've always got on great with them

### **Working Fireplaces? –**

No

### **How old are the Electrics?**

Not sure

### **How old is the boiler? Where is it located?**

At least 9 years old – it was here when we bought the flat in 2015. It's in the kitchen.

### **Are windows double glazed and how old?**

Yes, they are double glazed. Not sure of the age, they predate our purchase in 2015.

### **Council Tax Cost?**

£121pcm

### **Average monthly running costs – Gas, Electricity? -**

£125pcm

### **Why and where are the vendors moving?**

We are moving because we're getting divorced. We'll still live in Leyton.

### **Garden Direction?**

South West

**How long have owners lived here?**

8 years.

**What schools are nearby?**

Primary: Newport, Dawlish, George Tomlinson, Willowbrook, Riverley.

Secondary: Norlington, Connaught, Lammas, George Mitchell, Leytonstone High School

**What train stations are nearby?**

Tube: Leyton

Overground: Leyton Midland Road

**Broadband?**

Yes, we have Community Fibre.

**Parking (cost of permit)**

£60pcm

**Original Floorboards within the property?**

No

**What white goods are included?**

Fridge, washing machine, dryer

**Works carried out on the property**

We redid the bathroom in 2021, also the hallway floor. Garden was remodelled in 2020 and shed installed. Kitchen was redone in 2016.

**About the Neighbourhood**

It's lovely. Great community, neighbours are lovely, lots of brilliant amenities and local events.

**Any Local Neighbourhood groups? Such as facebook pages or whatsapp groups?**

Francis Road Community E10 on Facebook: <https://www.facebook.com/groups/1502952993343727>

**Any known works nearby Neighbours?**

House opposite (121) has been getting done up for a few months now but the family are living in it and it must be nearly finished.