



EweMove
SALES AND LETTINGS

Property Information Form

Sales

Property Address

Property Address 10 Parker Avenue, Seaforth, Liverpool, L211EL

Sellers Mr Edmond Kamberi

Consumer Protection Regulations 2008

The Consumer Protection Regulations requires Estate Agents to verify all facts that are communicated to potential customers, irrespective of the method of communication. As a consequence we cannot begin our marketing activities until this form has been completed. Before circulating any details of your property we must obtain your confirmation that all facts contained therein are accurate, and convey a true impression of the property.

Tenure

TENURE: Freehold/Leasehold/Commonhold/Shared Ownership	Freehold	Property Council Tax Band	A
IF LEASEHOLD: How long is the lease?		When did it commence?	Years remaining
Where is lease held?		Lease restrictions	
IF SHARED OWNERSHIP: What is the percentage owned?		Service/Maintenance Charge	Covers?
Ground Rent: How much per annum?		When reviewed?	
Management Company			
Freeholder (if known)	Is there a Sinking Fund?	If Yes, price?	

Other Details And Restrictions

Is the property a listed building?	No	Is the property in a conservation area?	No	Is the property on a private road?	No	Is the property on an unadopted road?	No
Is the property affected by other restrictions or charges?	No						
Are there any shared or communal areas or facilities?	No	Please give details					
Is there parking? (garage, street, permit, off road)	Street	If garage, is it on a separate lease?	Please give details				
Is the land retained by visible boundaries in your sole ownership?	No	If No, please give details	Not sure				
Are there any current planning applications in the vicinity that you are aware of which might affect your property?	No	If Yes, please give details					
Is there any current planning permission relating to the property?	No	If Yes, please give details					

Services

Mains Electricity	Yes	Mains Water	Yes	Mains Gas	Yes	Telephone	Yes
Mains Drainage	Yes	Private Drainage	No	Details			
Are any of the services currently disconnected?	No	If Yes, please give details					
Are there any other additional services e.g. LPG/Oil? Please give details	No						

Warranties, Guarantees And Insurances

Is the property covered by an NHBC or other warranty?

No

Details

Please supply guarantees or warranties with original estimates, quotations and invoices for any works carried out on the property. Please note we will be unable to mention such works in the marketing of your property without being in full possession of full copy documentation.

Details of copy documentation provided

Heating

What form of heating does the property have?

Gas central heating

Is it in working order?

Yes

Alterations And Improvements

Have you or, to the best of your knowledge, previous owners carried out any extension, modification or improvement to the property (a loft conversion for instance) that required building regulation and/or planning permission?

No

If Yes, details here

If Yes, do you have copies of planning permissions and/or building regulation sign off?

Note details here and provide copies to agent

Has the property had energy saving improvements carried out under the Government Green Deal Scheme?

No

Fixtures And Fittings

Fixtures: Please list below any items such as built in hobs, fireplaces, fixed kitchen and bathroom equipment that you intend to **remove** from the property:

Item

Location

Item

Location

Item

Location

Fittings: EweMove do not recommend that items such as carpets, curtains, free standing ovens or any additional items like sheds are included on the sales particulars, but should be discussed during negotiations. However, all items listed below that you wish to include within the sale are deemed to be owned outright, in working order and usable.

Item

Location

Item

Location

Item

Location

Solicitors

Please supply details of your solicitor and give your authority in order that we can confirm the information relating to the lease:

Name

None yet

Contact

N/A

Address

Telephone

Email

Declaration

I believe that to the best of my knowledge the information I have given on this form is accurate and may be released to a prospective purchaser. I confirm that if any of the above should change, I will notify EweMove in writing to that effect immediately.

Signed

E K

Date

06/08/2023