



PROPERTY ADDRESS: **37A HEATH ROAD** DATE: **14<sup>th</sup> DECEMBER 2023**

		DETAILS
<b>PART A</b>		
EPC		E: Expires 07/06/2027
Price		£330,000
Tenure*		LEASEHOLD: 126 yrs remaining. Share of freehold.
Council Tax Band		C
<b>PART B</b>		
Property Type		APARTMENT - MAISONETTE
Materials used in property construction		STANDARD CONSTRUCTION
Number and type of bedrooms		2
Utilities	Electricity supply	EDF ENERGY
	Sewerage	THAMES WATER
	Heating	EDF ENERGY
	Water supply	THAMES WATER
	Broadband provider	SKY (40 MBPS)
	Mobile signal/coverage	EE, THREE, O2, VODAPHONE
Parking		ON THE STREET

\*include any details of inescapable costs such as service charges, ground rents, estate rent charges etc.

<b>PART C</b>		
Building Safety	Unsafe cladding	NO
	Asbestos	NO
	Risk of collapse	NO
	At risk wooden decking	NO
	Tall building	NO
Restrictions/Rights	Listed building	NO
	Lease restrictions	NO
	Development Restrictions	NO
	Covenants	NO
	Restriction to title	THE GARDEN IS BEING SEPARATED FROM THE TITLE
	Rights and Easements	YES BOUNDARY MOVED BETWEEN NUMBER 37 AND 41 IN 2018
Planning and proposals for development		YES – A NEIGHBOURING PROPERTY
Flood risk		NO
Accessibility/adaptations		NO

## References

Broadband basics: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

Mobile and broadband checker: <https://checker.ofcom.org.uk/>