

Stuart & Co Solicitors
DX 36210
EDMONTON

Our Reference
RPC/RC/391484
Your Reference
Shiria Khanam
Date
19 January 2024

By Email: s.khanam@sc-solicitors.com

Dear Sirs

Jessica Grace Bullough to Farhad Babae
20 Inkerman Close Bristol BS7 0XU

Thank you for your email dated the 14th January 2024.

We reply to your numbered points as follows:

1. We note the amendments and attach a fresh copy for your use. We will ensure that the occupier signs the contract.
2. We confirm that we are a CQS accredited firm and that we have complied with all of our AML and Identity requirements.
3. The Seller confirms that this is correct.
4. Please find attached.
5. The Seller confirms that they do not hold the original Lease.
6. The Seller confirms that so far as they are aware all covenants have been observed and no notice of a breach has been received.
7. The restriction held at B4 will be removed as part of the redemption of the Mortgage upon completion. The restriction at B2 will be for you/the Buyers to comply with and obtain the necessary Certificate of Compliance, details of which can be found in the pack provided by First Port.
8. We confirm that there will be sufficient funds. We attach amended replies to requisition on title.
9. This should be apparent from inspection and from the Lease provided.
10. Please see attached.

11. We can see no reference to communal parking in the Lease.
12. Please see attached.
13. Ground Rent is paid via Gateway Property Management as per the details provided. The Seller misunderstood the terminology.
14. All of this information can be found in the pack provided by First Port.
15. The Landlord is Gateway (NWB) Limited who's agent is Gateway Property Management. The Management Company is Butterfields Management Company Limited who's agent is Frist Port Property Services Limited.
16. The Seller confirms that they are all included.
17. This was included with the Contract pack emailed to you on the 21st December.
18. This information is set out in First Ports pack which has already been provided.
19. There is not, this is set out in the Lease.
20. The Seller confirms no.
21. The Seller confirms no.
22. Because of the age of the building no asbestos report would be required.
23. We cannot see that any planned works are mentioned in the management company pack.
24. The Seller confirms none.
25. The Seller confirms none.
26. Please find attached the Gas Safe Certificate for the installation of the boiler.
27. The Seller confirms no.
28. This is a coachhouse with no rear garden.
29. The Seller confirms yes.
30. We confirm that suitable apportionments for Ground Rent and Service Charges will be made on completion in the usual way.
31. The Seller will not agree to a Service Charge retention.

Please provide a draft Transfer for approval.

Yours faithfully

Sent without signature to avoid delay

Wards Solicitors LLP
Richard.Clement@wards.uk.com

