

Resale Marketing Information

Property address:

Under the obligations imposed by Consumer Protection from Unfair Trading Regulations 2008, we are obliged to ensure that any information used to assist in marketing your property is not false or misleading to a material extent. In addition, it is an offence to omit any information about a property either known now or which occurs at any point during marketing, which is likely to impact a buyer's transactional decision. Accordingly, it is important that you provide us with accurate answers to all the following questions, which apply to your property since any prospective buyer may rely upon this information when submitting their offer to purchase.

1. Summary of property

E.g. Well-presented two-bedroom, first floor maisonette available for sale through Shared Ownership scheme. This home is finished to a high standard, available with a large private garden, loft, built in cupboards to the master bedroom, smart heating controls and great transport links.

2. Location information:

E.g. A brief description on local amenities, transport links etc. For example: Transport links Located within 20 miles of London, commuting couldn't be easier. Hatfield Train Station is a 5-minute drive away and will get you to London's Kings Cross in 20 minutes; Stevenage in 15 minutes; and Cambridge in under 1 hour. The UK's road networks are within easy reach via the M25, A1(M) and A414.

3. Property details:

Property Type:	Apartment/maisonette/house etc If apartment, please state floor level	Flat
Council Tax Band:	https://www.gov.uk/council-tax-bands	Council Tax Band: D
EPC rating:	https://www.gov.uk/find-energy-certificate	EPC rating: B
Leasehold/Freehold:	If leasehold, please state remaining years on lease and when the lease was granted	112 years remaining
Furnished/Unfurnished:		Unfurnished
Overall size of property:	Sq.m / Sq.ft	71 sq.m
No. of rooms:	2 bedrooms, 1 bathroom, 1 open kitchen and living room	
Appliances:	Please list all appliances that will remain in the property	
Parking:	Integrated fridge freezer, integrated gas hob, oven, and cooker hood Right to use/allocated/No. of spaces/demised in lease etc	
Outside space:	One allocated car park space Garden/balcony/other (please specify)	
Year property built:	Balcony 2016	
Communal lift:	Yes	
Heating Supply:	Gas boiler/communal heating system/electrical heating Combi gas boiler	
Utility providers:	Gas/Electric/Water/Broadband (please state) Gas/electric/water/Broadband	

I/We confirm that to the best of my/our knowledge and belief these statements are fair and accurate and that the information given may be used in connection with the proposed sale of my/our property and that I/we are not aware of any other facts or information which would impact a prospective buyers transactional decision.

<u>Applicant 1</u> Name:	Daniel Tonna
Signature:	
Date:	1st May 2026

<u>Applicant 2</u> (if applicable) Name:	
Signature:	
Date:	