



Pre-sale enquires e&m are unable to deal with

Please note that we are not able to provide responses to any additional enquiries which are not covered by the information provided in our Seller’s Pack. If you have any additional enquiries, you will need to rely upon your own review of the property deeds or searches and enquiries, or you may wish to make your own enquiries with the Management Company/RTM Company or their agents (as applicable). Please refer to the summary below regarding some common additional enquires e&m do not deal with:

Type of query:

Refer to:

Service charge budgets, statements and service charge queries, s.20 notices, major works/detailed expenditure, remediation plans/undertaken works

Share/membership certificates, stock transfer forms, minutes of meetings

EWS1 forms, fire safety and cladding queries, FENSA or boiler certificates, asbestos surveys, utility service providers, water meters, keys/fobs and communal entry codes, CCTV, subsidence, sewers, flooding, underpinning

Estate regulations, parking allocation/permits/regulations, Japanese knotweed, pest control, maintenance and redecoration of common parts

Adoption of highways/roads, planning (documents and compliance), s. 106 agreements, enforcement notices

Original plans for the development, confirmations that building complies with planning, building completion certificates, NHBC warranties

Rent calculation, details or interpretation of clauses of the property deeds or other documents



The property manager (e.g., the Management Company/RTM Company or their agents), if applicable



The local authority



The developer



The relevant document. You should rely upon your own legal advice.

