

Dunscar Grange Residents Information Leaflet

Complete

Property Management Solutions Ltd



Built in 2004, Dunscar Grange is a residential development, located in Bolton, containing 10 houses.

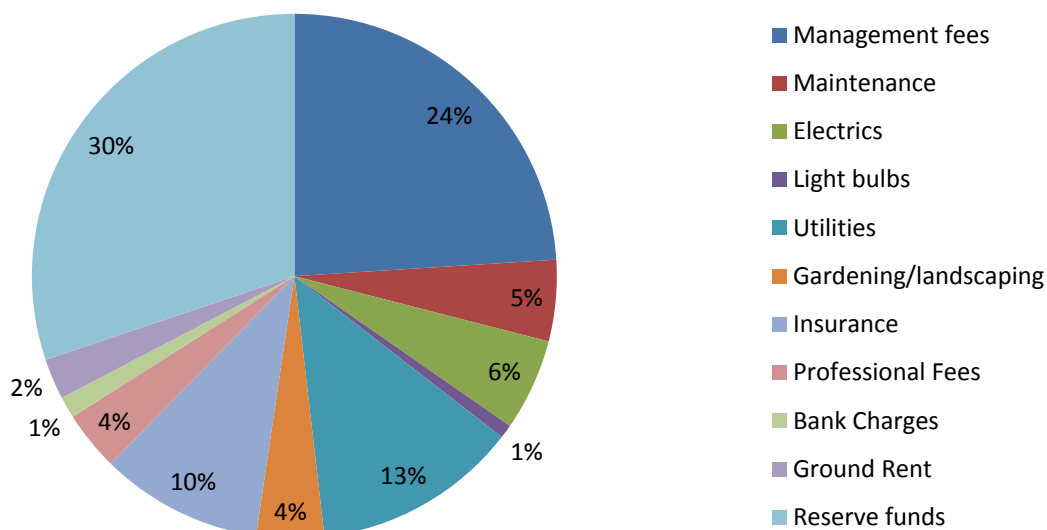
Key questions answered by your managing agent

- Each property has its own electric meter cupboard.
- Recycling is encouraged, all refuse bins must be returned to the bin stores.
- Window cleaning is the responsibility of the individual property owners.
- You have access to satellite television via a shared system.
- Gardening visits are organised by the residents.
- Entry to the development is via a pedestrian gate and a vehicle gate using a car park transmitter/code.

Summary of the main points of the lease (for full details please refer to your copy of the lease)

- You can only use the premises as a private dwelling and not for business purposes.
- You are responsible for keeping the premises in good sustainable repair and condition. Re-paint and decorate every 5 years.
- You must allow the landlord and agents permission at reasonable times to enter your premises if repairs need to be carried out.
- You are not allowed to carry out any unauthorised alterations or additions to your premises.
- You cannot use the premises for any auction, illegal or immoral acts.
- You cannot store any petrol or inflammable substances
- You are not permitted to play music, musical instruments or sing if it can be heard outside your premises between the hours of 11pm and 8am.
- You are allowed to keep only domestic pets.
- You are not allowed to play recreational games in the common areas.
- You are not allowed to obstruct any road access or footpaths serving the development.
- You should not do anything which may make the insurance void or cause the premium to be increased.
- You cannot erect any external radio, television aerial or dish.
- You cannot park any caravan, trailer, boat or commercial vehicle on the development.
- You cannot lop or remove trees or shrubs without previous consent from the local planning authority.
- You cannot obstruct or deposit items/waste on the common parts.
- You cannot hang/expose washing or other items.
- You are not allowed to place any signs, posters or advertisements on the exterior of the premises, on the windows or inside the premises so as to be visible from the exterior.

Budget 2012 (Produced by Complete Property Management)



Building element life span

The detail below is produced from standard building lifespan data to act as a guide to the life span of building elements at Dunscur Grange. A professional site audit can be arranged to establish the estimated cost to replace each building element in the future to enable accurate reserve fund planning.

Building element	Details	Life span (years)
External		
Roof	Slate tile	64-74
Gutters and pipes	Plastic	30
External brickwork	Stone	50
External render	None	
Windows	Painted wood	35-50
Gates	Wooden electric car gates	mechanism - 10
Fencing	American cedar panels	22
Balconies	None	
External lighting	Lampposts and floor lights	15
Car park surfaces	Tarmac with prismo surface and cobbles	24