

# FREQUENTLY ASKED QUESTIONS



BEECHGROVE

<b>About your Parking Space? (if applicable)</b>	Apartments – right of use parking as per conveyance plan & maintained by management company
<b>Car Club/Car Share</b>	Not applicable
<b>What types of vehicles may be kept at the property?</b>	A private motorcar or private motorbikes.  Commercial vans, caravan motor homes, trailers & boats are not permitted.
<b>Is there visitor parking?</b>	Yes there is – please speak to the Sales Consultant who can run through the location of the visitor parking on the conveyance plan with you.
<b>Can I keep Pets at the property?</b>	Apartments - with written consent from the landlord.
<b>I have queries regarding my service charges / ground rents / additional costs</b>	Please refer to the 'Important Information' document.
<b>How often will the communal areas be cleaned or maintained?</b>	Please refer to the 'Service charge budget'.
<b>Can residents purchase the freehold of the apartment building?</b>	Our intention is to transfer the freehold to the resident management company once the development is complete.
<b>Shared Access or Rights Of Way</b>	Please speak to the Sales Consultant who can run through this on the conveyance plan with you.
<b>Can I fit my own satellite dish or TV aerial?</b>	Unfortunately, not – A communal dish will be provided.
<b>Where do I store Rubbish/Bicycle?</b>	Apartments – 2 x communal bin stores located at the front of the building which the Sales Consultant can show you.
<b>Who is responsible for the apartment building after completion?</b>	The apartment building will be handed over to the Managing Agent Chaney's who will be responsible for the building after completion.
<b>May I alter my property?</b>	Only non-structural internal alterations with written consent of the landlord
<b>Will I require my own insurance?</b>	Apartments – Building insurance is included within the service charge.
<b>May I store possessions in the communal areas or on my balcony?</b>	Items are not to be stored unless deemed reasonable & consistent with (at the landlord's discretion) the normal use & enjoyment of the amenity area.
<b>May we use a barbeque on our balcony?</b>	No – This would be a fire and health and safety issue.
<b>What is an Energy Centre?</b>	This is not applicable to Beechgrove
<b>Will the outdoor pool be heated?</b>	Yes – The pool will be heated between the months of March up until October and will be maintained throughout the year.

Information provided in this Frequently Asked Questions Document is intended as guidance only. It does not constitute or form any part of a contract of sale. Purchasers are asked to verify exact details of their new home with the Sales Consultant and / or their Solicitor.