



Your Lease Explained for Bridgewater Street and Poplin Drive

We all know that the lease for your apartment is the key document when it comes to knowing what you can and can't do and also what you have to do. We also know that the lease is a long and complicated document that can often be difficult to understand. To try and help with this we have put together the below information which tells you briefly about what is in your lease. This is just a simple overview and is not intended to replace a thorough reading of the lease. If you are unsure of any one specific item you should take independent legal advice.

What you must do:

- Pay ground rent to the landlord.
- Pay service charges to the management company. These are due for the year in advance, but we may allow you to make monthly payments - this is regularly reviewed.
- Keep your property in good repair and decorate it regularly.
- Replace any broken glass in the windows of the property.
- Allow us access, if requested, to inspect the property.
- Allow us access, if requested, to carry out works to your property when you haven't done so. The cost of this is chargeable to you.
- Allow us access if we need it to carry out works to other parts of the building.
Let us know of any problems or maintenance issues in the building.
- Only use the property as a dwelling.
- Let us know immediately of any problem where we will need to make an insurance claim.
- Comply with any local or public authority notice.

What you can't do:

- Make any structural changes or additions to the property without permission.
- Anything that would void the communal insurance or increase the premium.
- Anything which causes a nuisance.
- Make noise that can be heard outside the flat, such as televisions or music.
- Keep pets without the permission of the landlord.
- Store anything in the communal corridors.
- Allow children to play in the corridors.
- Put rubbish down sinks or toilets.
Hang washing outside.
- Take up the carpet to the property without making sure that there is a suitable sound dampening floor to replace it.
- Have flower pots or window boxes outside.
- Put an aerial or satellite dish on the building.
- Bring anything heavy, such as a safe, into the property.
- Cause damage to the communal areas when moving furniture

We hope that this document is helpful to you and gives you an insight into what your obligations are at Bridgewater Street and Poplin Drive.

If you do need to go through any of this drop us an email to legal@regalty-estates.co.uk and we'll do our best to help. Alternatively we can supply you with a copy of your specific lease for a small fee - please call us for details on 0845 456 4980.



Let's look this over

Call 0845 456 4980 or
Email legal@regalty-estates.co.uk