

Fable Estates Limited

Lawrence House, Goodwyn Avenue, London NW7 3RH
T: 020 8906 4411 F: 020 8906 8448

Property Reference: 100651

Mr M T Bithell and Miss A L Jones
30 Kipling Close
Worcester
WR3 8DR

10 Sep 2019

STATEMENT OF ACCOUNT

Re: 26 Brockhampton Close, Blackpole, Worcester WR4 9XJ

Due Date	Description		Total
26/05/2016	Insurance Charge For period 01/02/2016 - 31/01/2017	£	178.41
25/12/2016	Ground Rent Charge Relates to period 26/12/2015 to 25/12/2016	£	68.00
03/05/2017	Insurance Charge for period 01/02/2017 - 31/01/2018	£	186.45
04/07/2017	Admin Charge - 146 Notice Preparation for Section 146 Notice	£	150.00
20/09/2017	Court Fees PDC	£	115.00

PAYMENT METHODS

Cheques & Postal Orders

Your property reference 100651 must be noted on the back of your payment.
A receipt will be sent if stamped addressed envelope is enclosed with payment.

Internet, Standing Orders & BACS

Sort code: 200353
Account number: 20397229
Your payment reference: 100651
No receipt will be sent using this method.

Payments should be made to Fable Estates Ltd

Statutory and Important Information: Landlord and Tenant Act 1987 & Commonhold and Leasehold Reform Act 2002. This notice is given by your lessor: Fable Estates Limited whose address for service (including service of Notices) is Lawrence House, Goodwyn Avenue, London NW7 3RH.

For all information in respect of health & safety, asbestos & legionnaires reports, accident reporting, policies and procedures, alterations, letting your property, lease extensions or frequently asked questions please contact us

REMITTANCE

If any details are incorrect, please amend accordingly.

Property Details

Property Reference: 100651
Mr M T Bithell and Miss A L Jones
26 Brockhampton Close
Blackpole
Worcester WR4 9XJ
Fable Estates Limited (35)

Billing Details

30 Kipling Close
Worcester
WR3 8DR
£209.54

Fable Estates Limited

Lawrence House, Goodwyn Avenue, London NW7 3RH

T: 020 8906 4411 F: 020 8906 8448

21/12/2017	Direct Payment BS paid PDC	£	-697.86
25/12/2017	Ground Rent Charge Relates to period 25/12/2016 to 24/12/2017	£	68.00
31/05/2018	Insurance Charge for period 01/02/2018 - 31/01/2019	£	199.44
31/07/2018	Admin Charge - 146 Notice Preparation for Section 146 Notice	£	100.00
25/12/2018	Ground Rent Charge Relates to period 25/12/2017 to 24/12/2018	£	68.00
01/07/2019	Insurance Charge for period 01/02/2019 - 31/01/2020	£	209.54
14/08/2019	Direct Payment BS paid PDC	£	-435.44
Total Due		£	209.54

PAYMENT METHODS

Cheques & Postal Orders

Your property reference 100651 must be noted on the back of your payment.
A receipt will be sent if stamped addressed envelope is enclosed with payment.

Internet, Standing Orders & BACS

Sort code: 200353
Account number: 20397229
Your payment reference: 100651
No receipt will be sent using this method.

Payments should be made to Fable Estates Ltd

Statutory and Important Information: Landlord and Tenant Act 1987 & Commonhold and Leasehold Reform Act 2002. This notice is given by your lessor: Fable Estates Limited whose address for service (including service of Notices) is Lawrence House, Goodwyn Avenue, London NW7 3RH.

For all information in respect of health & safety, asbestos & legionnaires reports, accident reporting, policies and procedures, alterations, letting your property, lease extensions or frequently asked questions please contact us

REMITTANCE

If any details are incorrect, please amend accordingly.

Property Details

Property Reference: 100651
Mr M T Bithell and Miss A L Jones
26 Brockhampton Close
Blackpole
Worcester WR4 9XJ
Fable Estates Limited (35)

Billing Details

30 Kipling Close
Worcester
WR3 8DR

£209.54

BUILDINGS CERTIFICATE OF INSURANCE

Insured: Fable Estates Ltd

Risk Address: Brockhampton Close
Blackpole
Worcester
WR4 9XJ

Bill Address: Lawrence House
Goodwyn Avenue
Mill Hill
London NW7 3RH

Insurer: Allianz Insurance Plc

Cover: "All Risks" of physical loss or damage including Fire, Explosion, Lightning, Earthquake, Riot, Civil Commotion (other than Northern Ireland) Aircraft, Storm, Flood, Theft or Attempted Theft, Escape of Water or Oil, Impact, Malicious Acts, Freezing of water, Damage caused by Falling Trees or Branches or Aerials, Subsidence, Heave, Landslip, Accidental Damage to underground services, Accidental Damage and Property Owners Liability unless specifically excluded or varied as detailed below under the heading "Main Memoranda and Clauses Applying" and subject to the policy terms, conditions and exceptions.

Period of Cover: 01/02/2019 to 31/01/2020

Premium: £4,609.77 which includes Insurance Premium Tax of £493.90

Policy No: SP18393042

Certificate No: 97FE4471801/02/2019

Interest Noted: Freeholder, Lessees and Mortgage Providers noted automatically
See overleaf for any specific interest noted

SUM INSURED / LIMIT OF INDEMNITY		EXCESSES	
Buildings (Day 1 basis):	£3,395,689	Subsidence, Landslip or Heave:	£1,000
Declared Value:	£2,612,068	Water and Storm:	£350
Property Owners Liability:	£5,000,000	All other claims:	£250
Rent / Alt Accommodation:	£783,620		

MAIN MEMORANDA AND CLAUSES APPLYING

Includes Reinstatement, automatic Index Linking, professional fees, removal of debris and fixed external glass

Excludes Accidental Damage, Malicious Acts, Escape of Water, Theft or Attempted Theft where the whole of the property has remained unoccupied for more than 30 consecutive days

Excludes loss or damage by storm to hedges, fences or gates

Excludes a gradual operating cause such as Damp

The Property Owners Liability section provides indemnity to the Insured only and will not indemnify any other party for their own legal liability

Includes contents of communal areas (if applicable) - £10,000

All claims should be notified to Questgates during working hours on 01204 869 810 and in an emergency outside working hours 0121 411 0535 as soon as you become aware of any incident that is likely to give rise to a claim.