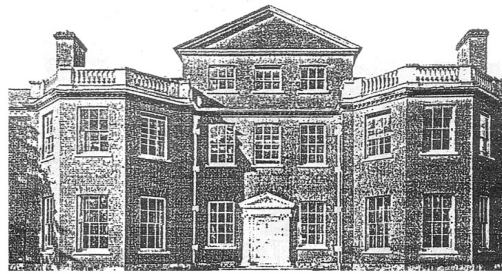


email: info@firgrovemanor.com
visit: www.firgrovemanor.com



Fingrove Manor

Tel: Merlin Estates:
01252 811391
EMERGENCIES ONLY
07721 672820

Local police: 101
+44 845 850 5505.

NEW TENANTS & LANDLORDS WELCOME PACK

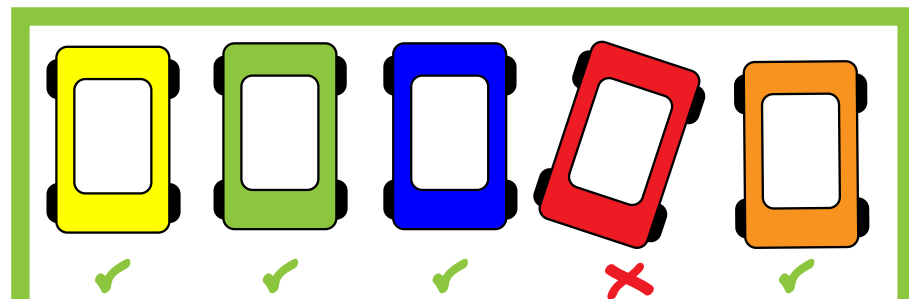
FOR ALL NEW TENANTS EITHER RENTING OR LEASING PROPERTY OR NEW LANDLORDS WHO TEND TO RENT THEIR PROPERTY AT FIRGROVE.

Firstly, we would like to welcome you and hope you enjoy living here as much as us. Secondly, we hope you will help us to continue our community way of living here together at Fingrove. This fact sheet is to help outline a number of simple ways we already follow to help everyone get along and to help maintain a healthy community living spirit.

1. Please be vigilant and keep an eye out for unwanted guests. We are trying to create neighbourhood awareness and to ask all unrecognised visitors or tradesmen the following questions: Who they are? What they are doing here? Do they have any ID? Check to see who they are visiting? If they are unwilling to cooperate then explain why you are asking and contact the local police on : 101 or +44 845 850 5505.

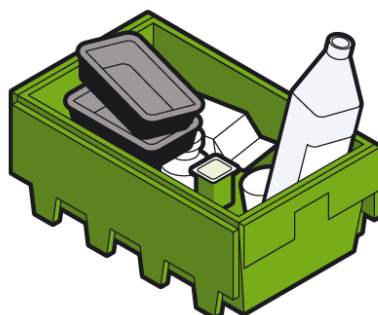


NEIGHBOURHOOD WATCH



2. Please consider all your neighbours and make sure you park correctly and sensibly and where your Landlord suggests. Also, please check your lease to see how many allocated or unallocated spaces you have. Freeholders have an allocated space park in their plans. Leaseholders have an unallocated space. Please use the visitor spaces round to the left of the property. Please park a suitable roadworthy vehicle taking up no more than 1 space and for no longer than a reasonable length of time.

3. Please recycle and separate all rubbish in the available recycling area. All large cardboard should be broken up and placed with consideration for others. Do not dump any other rubbish in the recycle bins.



4. Please use the drive with consideration for children and other motorists abiding by the 5mph limit max. Watch out for children and other guests. No over-sized vehicles without prior permission to protect our driveway.



5. Please consider your neighbours when entering or exiting the building. Firgrove is an Grade II * listed building and the walls are old and thin so do not let doors slam.

6. Do not leave toys or personal items in communal areas such as the front of back lawns, under the stairs or in the courtyard.

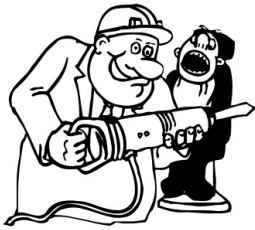


7. Please do not attempt to cut or destroy our trees or shrubs as they are all protected by Tree Preservation Orders (TPOs).

8. Do not leave personal belongings or shoes outside your front doors in communal hallways as it is unsightly and smelly for others neighbours and guests.

9. Please consider your neighbours during the day and night as floors and ceilings are shallow and please use noisy appliances during reasonable hours and not in excess.

10. Please enjoy the grounds but please be considerate to our neighbours and keep to the Manor grounds.



11. No access to the adjacent private garden without permission from an Enchanted Garden landowner. (info@firgrovemanor.com).

12. Please make sure all young children are supervised around the courtyard area pond and rear garden pond.

13. Please make sure you have read your lease or you have been made aware of the rules of association with the property.

14. Make sure you are in to receive deliveries or have prior arrangements with neighbours to avoid unsightly boxes and goods being left outside doorways or at the front of the manor.

15. Please be considerate when entering the communal stairway area and remove all muddy boots.

16. For freeholders with rear garden access to the Manor please consider your neighbours at the rear of the property by not using the gravel path late at night.



Please contact Merlin Estates 01252 811391 if you have any questions concerning this list or any queries concerning the maintenance or repair of your property
Or call your letting Agency/landlord.

visit: www.firgrovemanor.com
for events and history

email: info@firgrovemanor.com for advice on your property or any queries.