



## Material Information for Leasehold Properties

### Part A

Property address [REDACTED], [REDACTED] West Cliff Road, Bournemouth, BH2 5HA

Council Tax Band F

Asking Price OIEO £675,000

Tenure (Freehold / Leasehold / Share of Freehold for example)

Share of Freehold

### Part B

#### Lease:

How long is left on the lease?

969 years

Service charge amount and what does it include?

£4775.02 PA. 50% in Sept/Mar. Includes heating/water/lifts/general maintenance/gardens

Ground rent amount?

N/A

Details of any future ground rent reviews?

N/A

Freeholder?

Tower Court Properties Ltd

Managing Agent?

Foxes Property Management

Are there any deed of variations to the lease?

Not believed so but Foxes PM investigating

Has the lease been extended or do you have a lease extension valuation?

NA

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

50 of the 51 flats have purchased into a share of the Freehold

Has a section 20 been served?

No current section 20's requesting funds from lessees

Are there any upcoming works?

Lift works expected around 2026. £100 per lessee added to maintenance annually from 22/23

Are there any planned changes to the service charge?

Reduction expected for 24/25 due to heating savings of circa £70k plus other efficiencies

Is there a sinking fund, and if so how much is currently held?

Yes. £16,094.39 This is lower than usual after excessive previous gas bills and boiler repla

Please provide a copy of your latest AGM notes and service charge demand / management statement.

Please request from Elliot Trapnell at Foxes Property Management

Are pets allowed?

No

Are short hold tenancies allowed (6 months+)?

6 months is the minimum

Are short term / holiday lets allowed?

6 months is the minimum

Are you aware of any disputes between the residents and freeholder?

No

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Communal gas fired central heating. Boilers replaced in 2023

Do you have underfloor heating or radiators?

Gas Rads (12th). Electric rads upstairs with underfloor heating in bedroom & ensuite

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

No

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

Not yet

Are there any communal heating systems? If yes, please provide the above and any further information on this.

Located in basement, replaced in 2023 - final invoice awaited. Funds ring-fenced to settle

Where is the boiler and when was it installed?

4 communal boilers in basement. Installed in 2023

Is it a combination boiler or do you have a separate water tank?

Separate water tank

Fuse box location?

Outside front door

Gas meter location?

NA as lessees only pay their own electricity bills

**Water and drainage:**

Do you have a water meter and if so, where is it located?

No - within maintenance fee

Is the water supplied by a borehole, spring or well?

No

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains

Is there a water softener?

No

Stop cock location?

Kitchen cupboard

**Phone and internet:**

Broadband type and indication of speed?

Sky 49Mbps

Mobile signal / coverage?

Yes

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it?

For the building yes but not Flat 48 individually

Is there parking to the property? Please provide information.

Ground floor parking on first come first served basis. each lessee has 2 permits

Is there a garage and where is it located?

Licensed underground parking when spaces available

**Property construction:**

What year was the property built?

1960

If a new build or newly converted, is the title registered?)

NA

Is the building pre-fabricated? If yes, who do you insure with?

No

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

No

**Part C**

Are there any shared areas or boundaries?

Roof area of Tower Court shared with Tower Court Properties Ltd

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

NA

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

NA

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

Please request from Eliot Trapnell at Foxes Property Management

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

An asbestos report is available from Eliot Trapnell at Foxes Property Management

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

Ongoing development of the Nici Hotel next door

Are there any restrictions or covenants to the property?

Please ask Eliot Trapnell at Foxes Property Management

Which boundaries belong to the property?

Please ask Eliot Trapnell at Foxes Property Management

Are there any public right of ways, easements or servitudes?

Please ask Eliot Trapnell at Foxes Property Management

Are there any Tree Protection orders in the garden? Are any trees above 50'?

Please ask Eliot Trapnell at Foxes Property Management

Is there any known flood risk of coastal erosion to your property or the local area?

No

Do you have a garden or balcony? If yes, which way is it facing?

1 x balcony and 2 outside terraces all of which face southwards

Which floor is your property on?

12th and roof

How many floors are in the building?

15 including basement, ground, 1-12 and duplex on roof

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

No

Are you aware of any disputes with neighbours or the freeholders?

Please ask Eliot Trapnell at Foxes Property Management

**Other:**

Are you prepared to vacate the property?

Yes

Have you considered which fixtures and fittings you would leave or take with you?

Ongoing

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:  
  
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Completion date of form

2/9/2024

Signed by Hearnese