

Part A

Lease:

How long is left on the lease? LEASE IS 150 YEARS FROM 19.04.2013

Service charge amount and what does it include?

~~£2000 PER ANNUM~~ £ 1189.22
SANITISING & MAINTENANCE

Ground rent amount?

£350

Details of any future ground rent reviews?

RURRY 10 YEARS

Freeholder?

BOURNEMOUTH COUNCIL
B12 6UR
BUT HANDLED BY MAINSTAY GROUP

Managing Agent?

CASTLEFORD MANAGERS
314 BOURNEMOUTH ROAD
POOLE. BA14 9AD

Are there any deed of variations to the lease?

NOT THAT WE ARE AWARE OF

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

NO

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

NO

Has a section 20 been served?

Are there any upcoming works?

Are there any planned changes to the service charge?

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

PLEASE CONTACT
MANAGING AGENTS

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

ATTACHED

Are pets allowed?

NO BUT SEEMS TO BE IMPLIED
YOU SHOULD OBTAIN APPROVAL FROM
MANAGING AGENTS & LEASEHOLDERS

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?

IN HALLWAY CUPBOARD

Phone and internet:

Broadband type and indication of speed?

DONT KNOW

Mobile signal / coverage?

? DONT KNOW

Parking:

1 SPACE NO 8 9

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

YES - PART OF GENERAL UPKEEP.

Is there parking to the property? Please provide information.

AS ABOVE.

Is there a garage and where is it located?

NO

Property construction:

What year was the property built?

~~2012~~ 2013

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

DT 413414

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

Has the property ever undergone any structural work or underpinning?

NO

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

NO

Part B

Are there any shared areas or boundaries?

YES

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?

YES RWS1 ISSUED 18.04.2023

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.

?

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.

RWS1 ISSUED 18.04.2023

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

NO

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

NOTE THAT I AM AWARE OF

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)

NO

Are there any restrictions or covenants to the property?

Which boundaries belong to the property?

CHECK WITH
MANAGING AGENTS

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

NO

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

NO

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?

BALCONY FACING DUE WEST

Which floor is your property on?

2ND

How many floors are in the building?

4

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?

NO

Other:

Are you prepared to vacate the property?

IT IS VACANT.

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

N/A-

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease