



Material Information for Leasehold Properties

Part A

Property address [REDACTED], 14 West Cliff Rd, Bournemouth, BH2 5HA

Council Tax Band C

Asking Price 300000

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

Share of freehold

Part B

Lease:

How long is left on the lease?

n/a

Service charge amount and what does it include?

£2,387.51/6 months including heating and water

Ground rent amount?

0

Details of any future ground rent reviews?

n/a

Freeholder?

n/a

Managing Agent?

Foxes

Are there any deed of variations to the lease?

n/a

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

n/a

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

n/a

Has a section 20 been served?

no

Are there any upcoming works?

no

Are there any planned changes to the service charge?

yes - should be going down

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

yes

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

ok

Are pets allowed?

no

Are short hold tenancies allowed (6 months+)?

I don't know

Are short term / holiday lets allowed?

I don't know

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

n/a

Heating:

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

sourced by gas boilers for the entire building. New boilers installed in 2023

Do you have underfloor heating or radiators?

radiators

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?

no

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

sourced by gas boilers for the entire building. New boilers installed in 2023.

Where is the boiler and when was it installed?

Basement - 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?

n/a

Water and drainage:

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

no

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

unknown

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?

under kitchen sink

Phone and internet:

Broadband type and indication of speed?

full fibre available to building

Mobile signal / coverage?

yes

Parking:

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

shared entrance to parking, not sure who maintains and pays

Is there parking to the property? Please provide information.

parking on first come, first serve. Allocated underground at additional fee/availability

Is there a garage and where is it located?

underground at additional fee/availability

Property construction:

What year was the property built?

not sure

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

n/a

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?

yes, it is a flat so communal areas

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?

Building is over 5 storeys, but never heard of this

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.

I don't know

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.

I don't know

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

no

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

not 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?

see title

Which boundaries belong to the property?

it's a flat within a big building

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?

shared garden

Which floor is your property on?

8th

How many floors are in the building?

12

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?

yes

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

flexible

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

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