

NB Hearnnes cannot accept any liability for inaccurate or omitted information

Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease?

999-year lease issued in August 1994 so approximately 969 years remaining

Service charge amount and what does it include?

£3,528.44 payable as 2 x £1,764.22 (Sep & Mar). Includes gas, heating, water, lifts, general building and grounds maintenance, property insurance (not contents)

Ground rent amount?

Zero

Details of any future ground rent reviews?

N/A

Freeholder?

Each flat has the option of 1/51 of the overall freehold

Managing Agent?

Foxes Property Management Ltd, 6 Poole Hill, Bournemouth BH2 5PS Tel 01202 299099
Property Manager - Eliot Trapnell Managing Director - Jordon Franklin

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?

Yes, 1/51 of the freehold is available to each flat

Has a section 20 been served? There are no Section 20's live currently

Are there any upcoming works?

Internal refurbishments are in progress with costs covered within the annual service charge. For any other planned works please contact the property manager, Eliot Trapnell, by email at eliot.trapnell@foxespm.co.uk

Are there any planned changes to the service charge?

The next service charge will be advised in September 2025, once agreed by the current board of directors

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

There is a sinking fund. For current balance please contact the property manager, Eliot Trapnell, by email at eliot.trapnell@foxespm.co.uk

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

These are already provided to Hearnese

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required)

There is a no pet policy within Tower Court unless medical evidence of the need is provided, and verified

Are short hold tenancies allowed (6 months+)?

A minimum sub-let of 6-months is required, nothing shorter

Are short term / holiday lets allowed? (Please check your lease before confirming)

A minimum sub-let of 6-months is required, nothing shorter

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.

a communal gas central heating system operates within Tower Court and the boilers were all replaced within the last couple of years and have been fully paid for

Do you have underfloor heating or radiators?

Gas fuelled radiators are on the 12th Floor. The extension to Flat 48 has electric radiators in the lounge and hallway. There is underfloor heating in the extension main bedroom suite and ensuite facilities

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.

a communal gas central heating system operates within Tower Court and the boilers were all replaced within the last couple of years and have been fully paid for

Where is the boiler and when was it installed?

The communal boilers are all in the basement of Tower Court and were all replaced within the last couple of years

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

The boilers tackle both hot water and heating

Fuse box location?

Outside the entrance door to Flat 48

Gas meter location?

N/A

Water and drainage:

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

N/A

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?

Inside kitchen cupboards adjacent to oven

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

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

Drive is shared 3-way between Tower Court, Bayview Mews and Bayview Gardens. No costs have been incurred in the near 9-years of residence. Fuller details please contact eliot.trapnell@foxespm.co.uk

Is there parking to the property? Please provide information.

There are 2 car parks available to Tower Court residents, and their visitors, on the ground floor. Each lessee is provided with 2 parking permits. Spaces are on a first-come first-served basis. The car park is externally controlled for parking violations

Is there a garage and where is it located?

There is an underground car park and this is by licence only. At January 2025 all licences have been issued

Property construction:

What year was the property built?

1960

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?

N/A

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.

Flat 48 was extended upwards onto the roof well before we purchased the property. A copy of the approval from the then Bournemouth Council will be emailed to Hearnese

Has the property ever undergone any structural work or underpinning?

Not to our knowledge

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?

N/A

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. We are in the long queue for assessment but are well advanced with required documentation/processes etc. and attend webinars held by the regulators when they are advised/made available

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.

No. We are in the long queue for assessment but are well advanced with required documentation/processes etc. and attend webinars held by the regulators when they are advised/made available. Being a non-cladding building, we are not expecting major works

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.

Yes, Tower Court has been registered. The last available Fire Risk Assessment has already been provided to Hearnese

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

This information has already been provided to Hearnese

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

Small presences of asbestos are recorded in the Tower Court asbestos report, a copy of which has already been shared with Hearnese.

There is no known asbestos within Flat 48
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)

Our 5-star neighbouring hotel, The Nici, has transformed the hotel over the last 5 years but we are not aware of any major works currently

Are there any restrictions or covenants to the property?

This information has already been provided to Hearnese. If mis-placed please enquire of eliot.trapnell@foxespm.co.uk

Which boundaries belong to the property?

N/A

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

N/A

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

Yes, but not the responsibility of Flat 48. The directors address such matters

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?

Yes. 2 south facing external terraces as part of the extension to the flat and offering exemplary views along the whole of the Poole Bay coastline. There is an internal balcony on the 12th Floor, also south facing. There is a shared garden for all flats

Which floor is your property on?
12th and part of the main roof

How many floors are in the building?

In effect, 16. Basement, Ground, 1-12, main roof and tower 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?

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 on this currently. Happy to leave, or take, as (to be) agreed

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

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Completion date of form
1/2/2025

Signed by Hearnese

