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Part A

Lease:

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

How long is left on the lease?

165 years

Service charge amount and what does it include?

5.6.25 for period 24.6.25-23.12.25. See attached service management statement.
= £1,082.40

Ground rent amount?

Zero

Details of any future ground rent reviews?

Not applicable

Freeholder?

Westbury Grange Freehold Ltd, 2nd Floor, Helming House,
35 Richmond Hill, Bournemouth, BH2 6HT

Managing Agent?

Asset Property Management

Are there any deed of variations to the lease?

There is an Underlease, 17.4.20, when previous owner of Flat 8 extended the lease for 189 years from 2001.

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

Yes, now on Underlease of 17.4.20

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

I don't think so.

Has a section 20 been served?

(Read on: Not currently) Was one in 2023 for the new balconies. Stage one of S.20 now started for electric gates, but may be waived as enough funds in.
Are there any upcoming works? Yes, the electric gates to be repaired (may not be replaced), communal fire doors, exterior building decorating (communal), to replace flat 8 front fire door (owner responsible).

Are there any planned changes to the service charge?

(To meet new 2023 Fire Regs.)
I don't know if any planned, consult Asset Property Management.

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

Yes — £6,500 at 23.6.25

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

Attached

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

No, not without permission/negotiation.

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed.

N/A

Are short hold tenancies allowed (6 months+)?

I think they are.

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

No.

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

No, I haven't heard of any.

Heating:

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

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?

None

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

No.

Where is the boiler and when was it installed?

In the kitchen under the work surface to the left of the sink.

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

It's a combi boiler.

Fuse box location?

Hall cupboard

Gas meter location?

Back garden, right hand side of the building,
Smart Meter installed for gas & electric.

Water and drainage:

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

Yes it's in the street, Lansdowne Rd, to the right of
the small gate, as you face the building.

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?

Under kitchen sink in hall cupboard.

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>

is available in Westbury & range, with a small box above
the front door, but I don't use/have a connection in the
flat.

Parking:

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

No.

Is there parking to the property? Please provide information.

Allocated space for one vehicle, & 2 visitor spaces
for all flats to use.

Is there a garage and where is it located?

No.

Property construction:

What year was the property built? 2001, I believe.

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?

Yes. The UPVC windows are 2 sets of balcony doors in lounge & bedroom 1. Others are wood due to building restrictions in 2001 as in a conservation area.

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

None

Has the property ever undergone any structural work or underpinning?

Yes, wooden balconies removed & replaced with steel & glass ones in summer 2025.

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?

By the nature of it being a flat yes, between my flat & other flats/freeholder areas.
The back garden is communal/shared to Westbury Grange residents, as is the front forecourt.

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

The halls and stairs. I have a risk assessment for fire/communal areas done 19.8.20, review due every 12 months. Contact Amett Property management for current one.

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?

No.

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.

N/A

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.

No

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

I'm not aware of any building or structural risks.

Are you aware of there being any asbestos at the property? Not aware.

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

No.

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)

I'm not aware of any.

Are there any restrictions or covenants to the property? Yes, for Lessor and Lessee - both types - relate to tax, repair, not make alterations, pay maintenance charge, private dwelling only, no nuisance, obstruct access, taxed roadworthy vehicle, no sublets.

Which boundaries belong to the property? The front entry fire door to the flat.

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

None.

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 coastal erosion & I don't know of a flood risk.

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

Long balcony to the rear of the flat, 5 or a bit SW facing.
Command back garden.

2nd.

How many floors are in the building?

4 = ground to third.

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.