

Part A

Lease:

How long is left on the lease?

Currently being altered from 125 years from 2006, to 999 years from 2006.

Service charge amount and what does it include?

Half yearly Sep/Mar. Last payment was £597. Includes maintenance and cleaning.

Ground rent amount?

£1 if requested.

Details of any future ground rent reviews?

n/a

Freeholder?

Manor Court Boscombe Limited. (Of which I own one share.)

Managing Agent?

n/a

Are there any deed of variations to the lease?

See previous answer to A.1.

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

In the process of being extended.

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

8 out of the 9 apartments bought shares.

Has a section 20 been served?

No

Are there any upcoming works?

A fund to be started Sept. for the 5yr external redecoration and future roof refurbishment.

Are there any planned changes to the service charge?

See above.

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

Not known

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

To follow

Are pets allowed?

Cats / small dogs

Are short hold tenancies allowed (6 months+)?

Don't know

Are short term / holiday lets allowed?

No

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.

Gas boiler

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.

No

Where is the boiler and when was it installed?

Kitchen. June 2017

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

Combi boiler

Fuse box location?

Master bedroom electricity meter cupboard

Gas meter location?

Courtyard of Flat Number 3

Water and drainage:

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

Yes, in Glen Road

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 drainage

Is there a water softener?

No

Stop cock location?

Under sink

Phone and internet:

Broadband type and indication of speed?

BT Fibre with Halo 1 - 57mbps

Mobile signal / coverage?

Good

Parking:

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

Car parks to front and rear. Covered by service charge.

Is there parking to the property? Please provide information.

Yes. Allocated space in rear carpark. Middle space to left. Visitors space to front.

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1896

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

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?'

Not that I know of

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?

The front and rear gardens are communal

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?

No

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

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)

Number 14 is currently being converted into flats.

Are there any restrictions or covenants to the property?

To maintain the boundary.

Which boundaries belong to the property?

East

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?

Front garden is south facing, rear garden is north facing.

Which floor is your property on?

2

How many floors are in the building?

3

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?

Vacated

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

Sofa bed, single bed and canvas wardrobe can be left if wanted.

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease