

NB Hearnese 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?

161 years - exp. 2186.

Service charge amount and what does it include?

£1212.50 inc. Management Fees, Gardening, Sinking fund contribution for
Repairs & maintenance

Ground rent amount?

Peppercorn

Details of any future ground rent reviews?

N/A

Freeholder?

Harvey Goodall (Lives in flat below)

Managing Agent?

Mr Chu Property (Live in flat below)

Are there any deed of variations to the lease?

Yes - When flat 2 split into 2 & 4.

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

Yes, above expiry.

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? Yes

Are there any upcoming works?

Repointing of outside to be done

Are there any planned changes to the service charge?

Under review since 'Mr chu' takeover

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



Material Information for Leasehold Properties

Under the Consumer Protection from Unfair Trading Regulations and the Property Ombudsman's Code of Practice we are obliged to ensure that any information we provide to prospective purchasers is not false or misleading and also that we provide all material information a buyer may need. This form may be passed on to interested parties as it contains information to meet that requirement and so we ask that you ensure the questions are all answered accurately to avoid problems and reduce the chances of any agreed sale failing because of missing or inaccurate information.

PROPERTY DETAILS AND ADMIN FEE INFORMATION:

Full Names of Property Owners

Property address

Council Tax Band

Asking Price

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

Fee paid to Hearnes to compile the above £60.00 (INC VAT)

Payment Details:

Account Name:
Bank Account Number:
Sort Code:

By Cheque to Bournemouth Office or BACS
Hearnes Bournemouth Ltd
43096807
20-11-39

Solicitors Details:

Firm:
Name:
Address:
Email:
Telephone Number:

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

None available

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

No.

Are short hold tenancies allowed (6 months+)?

No.

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

No.

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

None.

Heating:

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

Gas, combi boiler.

Do you have underfloor heating or radiators?

Radiators, all new apart from two.

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. Possible to instal one

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 kitchen cupboard - fitted 2016

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

Combi boiler

Fuse box location?

Kitchen cupboard.

Gas meter location?

Outside, next to flat 1 door.

Water and drainage:

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

No water meter

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 (New in Dec 2023)

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?

Shared, 1st come 1st served - Gentlemen's agreement

Is there parking to the property? Please provide information.

Garage + 1 space

Is there a garage and where is it located?

Yes, down side of building

Property construction:

What year was the property built?

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, communal stairway

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

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?

Driveway & communal hallway/stairway

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.

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.

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)

No

Are there any restrictions or covenants to the property?

Not aware

Which boundaries belong to the property?

N/A

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'?

Some trees in the area are protected.

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?

No - Big bay windows

Which floor is your property on?

1st

How many floors are in the building?

4 - including basement

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?

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