



### Material Information for Leasehold Properties

#### Part A

Property address [REDACTED], Bournemouth, BH2 5ET

Council Tax Band C

Asking Price 255000

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

Share of freehold

#### Part B

##### Lease:

How long is left on the lease?

985?

Service charge amount and what does it include?

£1760/year includes management fees for building upkeep of common areas, buildings insurance

Ground rent amount?

0

Details of any future ground rent reviews?

None

Freeholder?

Arnewood court management company

Managing Agent?

Foxes property management

Are there any deed of variations to the lease?

No

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

No- extend yourself as own freehold

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

Already is

Has a section 20 been served?

No? Not sure what this is

Are there any upcoming works?

Front doors of flats being replaced by management company

Are there any planned changes to the service charge?

Don't think so

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

There's is, unsure of value- asking foxes

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

Don't have them- asking foxes

Are pets allowed?

Yes?

Are short hold tenancies allowed (6 months+)?

Yea

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.

Electric

Do you have underfloor heating or radiators?

No

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?

No boiler

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

Not one there

Fuse box location?

Hall

Gas meter location?

None

**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?

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?

Cupboard in kitchen

**Phone and internet:**

Broadband type and indication of speed?

Broadband available

Mobile signal / coverage?

Good

**Parking:**

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

Yes- Arnewood court management company

Is there parking to the property? Please provide information.

Yes. 1 underground parking space, plus visitors parking

Is there a garage and where is it located?

Yes- underground

**Property construction:**

What year was the property built?

60's

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

No

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?

Not in flat

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

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.

Not sure this is relevant?

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.

The management company can provide this

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 aware

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 that we are aware of

Which boundaries belong to the property?

Not relevant

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

Not relevant

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

Not relevant

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

Which floor is your property on?

2

How many floors are in the building?

7

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- tenanted. 2 months notice required, although they plan on moving out end of May anyway

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

All fixed fittings will be left

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