

Tower Court, Dean Park

Part A

Lease:

How long is left on the lease?

103 years

Service charge amount and what does it include?

all the communal areas expenses and insurance

Ground rent amount?

480 per year

Details of any future ground rent reviews?

No

Freeholder?

Home ground

Managing Agent?

House and son

Are there any deed of variations to the lease?

deed attached

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

No

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

Yes

Has a section 20 been served?

yes

Are there any upcoming works?

No

Are there any planned changes to the service charge?

No

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

yes

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

attached

Are pets allowed?

No

Are short hold tenancies allowed (6 months+)?

Yes

Are short term / holiday lets allowed?

Yes

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 and immersion tank if required

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.

Yes

Where is the boiler and when was it installed?

Kitchen area, and it was fitted around 2017

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

Boiler and immersion tank

Fuse box location?

Un the entrance storage

Gas meter location?

outside the building next to the entrance door

Water and drainage:

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

outside 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.

wessex water and bmth water

Is there a water softener?

No

Stop cock location?

Kitchen and outside storage

Phone and internet:

Broadband type and indication of speed?

tbc

Mobile signal / coverage?

excellent coverage

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.

Yes plenty of spaces

Is there a garage and where is it located?

At back of the building

Property construction:

What year was the property built?

2000

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?

It's on the service charge

Is the building thatched? If yes, who do you insure with?

service charge includes insurance and also got a private insurance 'the source' its called.

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?'

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?

Back and front garden including bbq space

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?

tbc

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.

Tbc

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.

tbc

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?

No

Which boundaries belong to the property?

tbc

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

tbc

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 and back garden S and N

Which floor is your property on?

1st

How many floors are in the building?

2 floors

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?

Not yet

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease