

Part A

Lease:

How long is left on the lease?

170 APPROX

Service charge amount and what does it include?

£4500 INCLUDES WATER RATES AND BUILDING INSURANCE

Ground rent amount?

NONE

Details of any future ground rent reviews?

NONE

Freeholder?

KEYTHORPE MANAGEMENT BOURNEMOUTH LIMITED

Managing Agent?

NAPIER PROPERTY MANAGEMENT

Are there any deed of variations to the lease?

NONE

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?

NO

Has a section 20 been served?

NO

Are there any upcoming works?

LIFT REFURBISHMENT

Are there any planned changes to the service charge?

NO

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

YES £219945

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

AGM NOTES NOT AVAILABLE
WILL SEND WHEN ISSUED FOR SEPTEMBER 2024

Are pets allowed?

NO

Are short hold tenancies allowed (6 months+)?

YES

Are short term / holiday lets allowed?

NO

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

YES 2 FLATS IN BREACH OF LEASE CASE HAS BEEN WON BY FREEHOLDERS AND SECTION 146 NOTICES ISSUED TO RECOVER COSTS

Heating:

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

GAS AND ELECTRICITY

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?

IN KITCHEN HAD FOR 7 YEARS AND IN PERFECT WORKING ORDER

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

YOUR QUESTION IS HIDDEN

Fuse box location?

CUPBOARD INSIDE FRONT DOOR

Gas meter location?

UNDER SINK IN KITCHEN

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.

YOUR QUESTION IS HIDDEN

Is there a water softener?

NO

Stop cock location?

OUTSIDE FRONT DOOR

Phone and internet:

Broadband type and indication of speed?

N/A

Mobile signal / coverage?

GOOD

Parking:

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

N/A

Is there parking to the property? Please provide information.

UNDERGROUND SPACE IN CAR PARK

Is there a garage and where is it located?

AS ABOVE

Property construction:

What year was the property built?

APPROX 1980

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?

YOUR QUESTION IS HIDDEN

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

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?

NO

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.

NOT AVAILABLE

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.

YOUR QUESTION IS HIDDEN

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

NONE

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

NONE

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?

NONE

Which boundaries belong to the property?

UNKNOWN

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'?

YES

Is there any known flood risk of coastal erosion to your property or the local area?

YOUR QUESTION IS HIDDEN

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

COVERED BALCONY

Which floor is your property on?

UNKNOWN

How many floors are in the building?

1

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?

NONE

Other:

Are you prepared to vacate the property?

YES

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

YES

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease