



Material Information for Leasehold Properties

Part A

Property address [REDACTED] Grove Court 36 Grove Road Bournemouth

Council Tax Band ^D

Asking Price OIEO 425,000

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

Share of freehold

Part B

Lease:

How long is left on the lease?

Please refer to deeds, but I believe new 199yr lease was granted in 2001

Service charge amount and what does it include?

Owens&Porter to confirm but basic charge circa 3kpa covers water, insurance, maintenance

Ground rent amount?

Please refer to deeds - peppercorn?

Details of any future ground rent reviews?

Owens and Porter can confirm but not expected

Freeholder?

Grove Court Management Company Ltd

Managing Agent?

Owens and Porter

Are there any deed of variations to the lease?

I've attached all I have

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

Not sure - see enclosed

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

All flats have a share in the management company which owns the freehold

Has a section 20 been served?

I think we had one for the work for the fire regs believe now paid O&P can confirm

Are there any upcoming works?

Owens and Porter can confirm - but expecting pointing

Are there any planned changes to the service charge?

Yes - probable 3k to be paid 24/25

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

will need O&P to confirm but there is a healthy reserve

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

To follow

Are pets allowed?

No

Are short hold tenancies allowed (6 months+)?

over 6 months only

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 underfloor all heating is electric 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?

There's no boiler, but I had a water heater put in.. its in the cupboard in the hall

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

N/A

Fuse box location?

Cupboard by front door

Gas meter location?

N/A

Water and drainage:

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

water is charged communally as part of the service charge

Is the water supplied by a borehole, spring or well?

Not that I'm aware of

Is the property on mains drainage or private drainage? If private, please provide details of this.

I think its mains

Is there a water softener?

No

Stop cock location?

Cupboard by the front door

Phone and internet:

Broadband type and indication of speed?

This depends on subscription but I have BT super fast fibre. No idea of speed, but it works fo

Mobile signal / coverage?

Good - with Vodafone and three

Parking:

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

Communal driveway for flat owners to get to their garages.

Is there parking to the property? Please provide information.

Long term vehicles are meant to go in the garages but there's visitor parking

Is there a garage and where is it located?

Yes there is, and its at the back

Property construction:

What year was the property built?

Circa 1972

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

Yes

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.

I haven't done anything that needs planning or building regs

Part C

Are there any shared areas or boundaries?

yes - please see plans - its a 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?

I think so - Owens and Porter can say

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.

I dont know

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.

owens and Porter will have all 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?

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?

yes

Which boundaries belong to the property?

See deeds

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

Please see deeds

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

Please refer to local search

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

Please refer to local search

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

Yes - it faces the sea

Which floor is your property on?

1st

How many floors are in the building?

8

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?

Yes

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

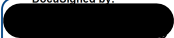
Lease

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

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Completion date of form

5/9/2024

Signed by Hearnes