

**NB** Hearnnes 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?

999

Service charge amount and what does it include?

yearly service charge is 2.96% of the annual budget and for 24/25 is £3225 this includes centralised hot water system for shower/bath and water usage.

Ground rent amount?

0

Details of any future ground rent reviews?

N/A

Freeholder?

Share of freehold

Managing Agent?

Napier - Napier@napiermanagement.co.uk

Are there any deed of variations to the lease?

no

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

N/A it's share of freehold

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

N/A

Has a section 20 been served? assuming you mean s20 of LTA 1985 then there is one extant notice of works to a balcony lintel that is expected to be covered by the sinking fund and is already budgeted for

Are there any upcoming works?

Standard maintenance plus works to one of the flat rooves, all budgeted for in existing years budget and sinking fund

Are there any planned changes to the service charge?

No

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

yes this is part of the service charge, it can be confirmed in accounts but i believe the reserve is currently around £79,000

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

supplied on request by separate email

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

Yes property owners are allowed pets and can obtain permits from the managing agents

Are short hold tenancies allowed (6 months+)?

AST's are allowed but there are restrictions on short term lets within the lease

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

no

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

There was a recent dispute over the maintenance of the flat rooves at the front of the building, the management company adopted a neutral stance and a decision was given by first tier tribunal. There is no cost to the flat and individuals were not involved

**Heating:**

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

the flat has an individual closed loop gas boiler for the radiators. the building also has a central gas using water system

Do you have underfloor heating or radiators?

there are radiators throughout the flat

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?

There is an garage facility to the rear of the property that can be rented by separate agreement for which there is a small waiting list for places. Charging could theoretically be added there

Are there any communal heating systems? If yes, please provide the above and any further information on this.

as above

Where is the boiler and when was it installed?

The boiler is located under the sink and was i believe installed in 2010

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

it is a closed loop combination boiler

Fuse box location?

in the upper cupboard immediately to the right as you enter the property. this is a modern fuse box installed in 2012

**Gas meter location?**

outside the flat directly under the kitchen window, accessible via a red door on the lower ground level locked by a padlock combination 1938

**Water and drainage:**

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

NA this is supplied centrally as part of the service charge

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

NA

**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?**

In the bedroom next to the bathroom, open the wardrobe and it is at the end nearest the window

**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?**

there is a shared car park to the front of the building for which free permits are provided as part of the service charge. There is an additional closed garage to the rear where spaces are available at extra cost,  
Is there parking to the property? Please provide information.

as above

**Is there a garage and where is it located?**

as above

**Property construction:**

**What year was the property built?**

Originally constructed around 1880 as the 'Bournemouth Hydro' Hotel it was converted to 35 apartments in approximately 1959.

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

NA

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, it is pvc double glazed throughout

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

No, the windows were installed prior to planning consent being introduced. Consent was given by the management company

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?

The flat has shared use of all communal areas include the patio and garden facing the sea

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?

the management company dealt with this issue previously and details can be provided on request

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.

NA

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.

No, this has been assessed and measured and the building is below the height

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?

the property is demised to the internal areas of the flat with shared use of the wider property boundary

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'?

no

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

no the flat is near the clifftop but no erosion occurs and bournemouth council have an anti erosion scheme. Most surveys will highlight it is in a risk area due to proximity to the sea but the cliff is 80ft high so if it floods then it is probably Armageddon  
Do you have a garden or balcony? If yes, which way is it facing?

the shared garden is south facing and faces the beach

Which floor is your property on?

lower ground

How many floors are in the building?

5

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?

Not that i am aware of

**Other:**

Are you prepared to vacate the property?

Yes

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

Furniture is available by separate negotiation but all items are available