

Part A

Lease:

How long is left on the lease?

946

Service charge amount and what does it include?

£2,933 (inc water rates, window cleaning as well as usual buildings maintenance stuff)

Ground rent amount?

£100 per annum

Details of any future ground rent reviews?

unknown (not changed in 5 years)

Freeholder?

Share of freehold - Gorsecliff Court (Boscombe) Ltd

Managing Agent?

Burns Hamilton

Are there any deed of variations to the lease?

2 listed on the register (historic when building was made to share of freehold)

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?

n/a

Has a section 20 been served?

yes

Are there any upcoming works?

yes, wall ties and pointing (winter 2024)

Are there any planned changes to the service charge?

no, currently paid up until Jan 25 (above upcoming works will be covered by us)

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

yes, TBC

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

attached/emailed

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?

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?

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.

n/a

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

n/a

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?

kitchen cupboard, 2019

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

unvented system

Fuse box location?

hallway (cupboard)

Gas meter location?

n/a

Water and drainage:

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

no (building has one only - covered in maintenance)

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

no, mains

Is the property on mains drainage or private drainage? If private

mains

Is there a water softener?

no

Stop cock location?

kitchen cupboard beside unvented system

Phone and internet:

Broadband type and indication of speed?

BT line/ virgin

Mobile signal / coverage?

good, inc 4g

Parking:

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

shared carpark - covered in maintenance

Is there parking to the property? Please provide information.

yes, 1 permit per flat (first come first serve, but

Is there a garage and where is it located?

yes, at bottom of ramp off carpark

Property construction:

What year was the property built?

1971

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?

no

Are there timber windows?

no

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

no, mains

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?

kitchen cupboard beside unvented system

Phone and internet:

Broadband type and indication of speed?

BT line/ Virgin

Mobile signal / coverage?

good, inc 4g

Parking:

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

shared carpark - covered in maintenance

Is there parking to the property? Please provide information.

yes, 1 permit per flat (first come first serve, but parking is never full)

Is there a garage and where is it located?

yes, at bottom of ramp off carpark

Property construction:

What year was the property built?

1971

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?

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.

full interior refurb, and new windows (no planning needed)

Has the property ever undergone any structural work or underpinning?

not to my knowledge

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

not to my knowledge

Part B

Are there any shared areas or boundaries?

shared lift lobby, stairwell, parking, gardens

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?

building is 6 storeys inc GF, 13.5m (unknown on deed of certificate)

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.

unknown

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.

not over 18m, I do have Fire risk assessment

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

works for communal fire doors being quoted currently

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

yes, surveyed regularly - can provide docs if needed

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?

only as per lease

Which boundaries belong to the property?

as per lease

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'?

we are in tree preservation area, regular tree surveys completed + maintained

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?

yes, balcony, west facing

Which floor is your property on?

first

How many floors are in the building?

6 inc GF

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?

open to discussion/offers from purchaser if desired

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease