

**Part A**

**Lease:**

How long is left on the lease?

999 years from 27 September 2001.

Service charge amount and what does it include?

GBP 1,490 per annum (paid in 2 equal instalments) - includes house insurance, gar

Ground rent amount?

0

Details of any future ground rent reviews?

Not applicable

Freeholder?

St Barbes Court (Bournemouth) Ltd

Managing Agent?

Bonita One Management, 165 Alder Road, Poole, BH12 4AN - 01202 736889

Are there any deed of variations to the lease?

Not to our knowledge

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

The lease was extended when we purchased the property - as per lease details above

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

we are already share of freehold

Has a section 20 been served?

No, not to my knowledge

Are there any upcoming works?

Replacement of electric gates at front entrance. This has been paid by us already.

Are there any planned changes to the service charge?

No

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

Yes - I don't know how much is currently held. Just had trees cut back and roof tiles done

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

will email under separate email cover

Are pets allowed?

Yes, subject to approval (and no noise complaints by neighbours)

Are short hold tenancies allowed (6 months+)?  
with an Assured Shorthold Tenancy

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.

Gas

Do you have underfloor heating or radiators?

Radiators throughout the house and underfloor heating in the ensuite bathroom

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 the kitchen. Not sure when installed but we had serviced within last 12 months

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

Combination boiler

Fuse box location?

In storage cupboard - new fuse box installed and electrics checked throughout in last year

Gas meter location?

Outside, in a box located under the kitchen window.

**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.

Mains drainage

Is there a water softener?

No

Stop cock location?

In kitchen cupboard to left hand side of sink (new handle installed in August 2024)

**Phone and internet:**

Broadband type and indication of speed?

Talk Talk - 130 Mbps

Mobile signal / coverage?

4G and 5G

**Parking:**

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

Shared access. Managed by Bonita One Management - covered within management fees

Is there parking to the property? Please provide information.

2 dedicated parking spaces directly outside property

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

1920's

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

Not applicable

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?

Yes - original sash windows for 80% of windows

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?

There are shared areas in St Barbes - not in Flat 2

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?

?

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.

?

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.

Bonita One will be able to provide

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?

In a conservation area

Which boundaries belong to the property?

Shared - on the left, at the rear and at the front

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?

No

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

Garden - west facing

Which floor is your property on?

Ground

How many floors are in the building?

Ground, first and second

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?

will leave kitchen white goods (excluding washing machine). will leave outside shed

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease