



Material Information for Leasehold Properties

PROPERTY DETAILS AND ADMIN FEE INFORMATION:

Full Names of Property Owners

Property address 47 THE REEF, 16, BOSCOMBE SPA RD.
BOSCOMBE, SHS 1AY.

Council Tax Band

Asking Price

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

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Address:

[Redacted]

[Redacted]

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.

Is there a water softener? No

Stop cock location? Under Kitchen Sink

Phone and internet:

Broadband type and indication of speed? Fast

Mobile signal / coverage? VERY GOOD

Parking:

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

Is there parking to the property? Please provide information. 2 PARKING BAYS

Is there a garage and where is it located? Undercroft Parking

Property construction:

What year was the property built? 2007

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

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.

(Internal Decor Design Only)

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.

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

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?

No

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

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

Which floor is your property on?

Top floor, claimed on Penthouse
hence fittings are different

How many floors are in the building?

Climate heat control, air conditioning
etc.

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?

Negotiable

ALL AVAILABLE

Furnished on request

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

A handwritten signature is present, but it is almost entirely obscured by two thick black horizontal bars. Only a small portion of the signature is visible between the two bars.

Completion date of form

Signed by Hearnés

