

Part A

Lease:

How long is left on the lease? 140 YEARS

Service charge amount and what does it include? £2415 per annum

Ground rent amount? £300 per annum

Details of any future ground rent reviews? END 2025

Freeholder? THAT GROUP Bournemouth

Managing Agent? ANTHEM MANAGEMENT

Are there any deed of variations to the lease? NO

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? NO

Has a section 20 been served? YES

Are there any upcoming works? SECURITY GATES

Are there any planned changes to the service charge? NO

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

Please provide a copy of your latest AGM notes and service charge demand / management statement. AGM 19/09/24 minutes not yet produced. HALF yearly service charge attached.

Are pets allowed? YES, SUBJECT TO PERMISSION

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. Central Boiled System (Heat network)

Do you have underfloor heating or radiators? Radiator

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. See above (Heat network)

Where is the boiler and when was it installed? Basement. Installed 2015

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

Fuse box location? Hall cupboard

Gas meter location? N/A

Water and drainage:

Do you have a water meter and if so, where is it located? YES. Located in cupboard, end of corridor.

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.

Main?

Is there a water softener? NO

Stop cock location? Hall cupboard

Phone and internet:

Broadband type and indication of speed? BT 60mb/s

Mobile signal / coverage? YES

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. PARKING SPACE 25 ALLOCATED

Is there a garage and where is it located? NO

Property construction:

What year was the property built? 2015

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. 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? YES

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? TO BE SUBMITTED 23/09/24

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.
NOT YET

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. ?

Are there any building safety or structural risks you are aware of? EWS 1 - B1 RATING

NEW SURVEY CONDUCTED BY REDROW IN APRIL 2024. MAY 2021
SEEKING SECOND OPINION.

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)

SECURITY GATES

Are there any restrictions or covenants to the property? YES

Which boundaries belong to the property?

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? BALCONY
SOUTH FACING

Which floor is your property on? SECOND

How many floors are in the building? THREE IN THIS BLOCK
FIVE IN OTHER BLOCK

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?
TO BE NEGOTIATED

Documents:

Latest Service charge demand / Management statement

Latest AGM notes

Lease