



Material Information for Leasehold Properties

Part A

Property address [REDACTED] SURREY RD WESTBOURNE BOURNEMOUTH
BH26 6P.

* Council Tax Band ? BAND A - TO CONFIRM

Asking Price £155,000.00

Tenure (Freehold / Leasehold / Share of Freehold for example) - PART FREEHOLD - APPROX 985yrs

Part B

Lease:

How long is left on the lease? Approx 985yrs

Service charge amount and what does it include?

£1520 approx includes insurance, + ? ground rent.

Ground rent amount?

Details of any future ground rent reviews?

NIL KNOWN

Freeholder?

See management pack - NOT KNOWN

Managing Agent?

BURNS

Are there any deed of variations to the lease? NOT KNOWN

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?

BOUGHT APPROX 2010

Has a section 20 been served? NOT KNOWN

Are there any upcoming works?

CARPET CHANGE

Are there any planned changes to the service charge? NOT KNOWN - ANY VARIATIONS ARE USUALLY MINIMAL.

Is there a sinking fund, and if so how much is currently held? YES, CHECK MANAGEMENT PACK

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

A MEETING IS DUE THIS MONTH FEB 2024 - SO TO FOLLOW

Are pets allowed?

NO

Are short hold tenancies allowed (6 months+)? YES, 6 MONTHS MINIMUM

Are short term / holiday lets allowed?

NO

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

NOT KNOWN

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? NO UNDERFLOOR HEATING, RADIATORS ONLY

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.

NOT KNOWN

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.

NOT KNOWN

Where is the boiler and when was it installed?

BOILER IN BATHROOM CUPBOARD; SAME AS WHEN PURCHASED 2007

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

I BELIEVE ITS A COMBI-BOILER

Fuse box location?

ENCASED CUPBOARD NEXT TO FRONT ENTRANCE DOOR TO FLAT

Gas meter location?

METER CUPBOARD UNDER OUTSIDE STAIRS

Water and drainage:

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

YES - Serial number: YZ29375073 ^{STADUB} location: outside flat 1 in cupboard

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

NOT KNOWN

Is the property on mains drainage or private drainage? If private, please provide details of this.

NOT KNOWN

Is there a water softener?

NOT KNOWN

Stop cock location?

IN BOILER CUPBOARD, IN BATHROOM

Phone and internet:

Broadband type and indication of speed?

SKY SPEED UNKNOWN

Mobile signal / coverage?

SKY / 1D MOBILE

Parking:

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

NO

Is there parking to the property? Please provide information.

FIRST COME FIRST SERVED; OTHERWISE ON STREET PARKING

Is there a garage and where is it located?

NO

Property construction:

What year was the property built? NOT KNOWN

SEE MANAGEMENT PACK

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?

N/A

Is the building thatched? If yes, who do you insure with?

N/A

Are there timber windows? NO DOUBLE-GLAZED

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

HAVE APPROVED PLANS FOR CONVERSION TO 1-BED FLAT WITH DOOR OPENING OUT ONTO COMMUNAL (PRIVATE) GARDEN.

Part C

Are there any shared areas or boundaries?

COMMUNAL 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? NOT KNOWN? COUNCIL TO CERTIFICATE WORKS ON COMPLETION.

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.

COST OF WORKS → FLAT OWNER

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 KNOWN
SEE MANAGEMENT PACK

Are there any building safety or structural risks you are aware of? NOT KNOWN

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)

- 1) PROPOSED BUILDING OF 8 HOUSES ON VACANT LOT OPPOSITE TO WESTFIELD (CONSTRUCTION)
- 2) FLAT 1 REPLACEMENT WINDOWS TO BE REPLACED - PLANNING APPLIED
- 3) APPROVED DOOR FROM FLAT 2 → GARDEN AREA OUTSIDE FLAT

Are there any restrictions or covenants to the property? NIL KNOWN
SEE MANAGEMENT PACK

Which boundaries belong to the property? NIL KNOWN " "

Are there any public right of ways, easements or servitudes? NIL KNOWN " "

Are there any Tree Protection orders in the garden? Are any trees above 50'?
NIL KNOWN " "

Is there any known flood risk of coastal erosion to your property or the local area?
FLOOD ZONE 1 - LOW RISK ~~NIL KNOWN~~ " "

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

Which floor is your property on?
~~UPPER~~ LOWER GROUND FLOOR

How many floors are in the building? 2 FLOORS - * L. GROUND
* GROUND
* 1ST FLOOR

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business. NIL

Are you aware of any disputes with neighbours or the freeholders? NIL KNOWN PL SEE
MANAGEMENT PACK

Other:

Are you prepared to vacate the property?

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

- * WARDROBES TO STAY
- * OVEN, HOB + EXTRACTOR HOOD; ALL FITTED CUPBOARD UNITS IN KITCHEN TO STAY
- * UNSURE ABOUT LIGHT FITTINGS YET; BUT MOST PROBABLY TO STAY.

Documents:



Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)



Completion date of form

17/02/24

Signed by Hearnnes