

NB Hearnes cannot accept any liability for inaccurate or omitted information

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

Part A

Lease: ALL DEEDS IN STORE WITH MATTHEW, MATTHEW. ✓

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND ATTACHED

How long is left on the lease?

109 YEARS

Service charge amount and what does it include? £584.50 PER QUARTER
WATER, ELECTRICITY, INSURANCE, REPAIRS & MAINTENANCE,
WINDOW CLEANING (TO PUBLIC AREAS ONLY), CLEANING,
GARDEN, ACCOUNTANCY FEES, MANAGING AGENT'S FEES, LEGAL &
GROUNDS FEES, OTHER FEES

Ground rent amount?

£150 P.A.

Details of any future ground rent reviews?

NONE - UNDERSTAND THIS IS A SET FIGURE

Freeholder?

FLYMAST TRADING CO. LTD.

Managing Agent?

OWENS & PORTER LTD, SANDBOURNE CHAMBERS,
328A WIMBORNE ROAD BH9 2HH (LSA TOWNSEND)

Are there any deed of variations to the lease?

NOT KNOWN

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

YES - EXTENDED 22/12/2011 TO 149 YEARS FROM
25 MARCH 1985

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

NOT TO MY KNOWLEDGE

Has a section 20 been served?

DO NOT KNOW

Are there any upcoming works?

NOTHING ADVISED TO RESIDENTS. EXTERNAL
REDECS NORMALLY EVERY 4 YEARS. LAST CARRIED
OUT IN 2024

Are there any planned changes to the service charge?

NORMALLY, ANY INCREASE WILL BE
ADVISED WITH THE MARCH INVOICE.

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

YES - SURPLUS IS APPROX. £2,500- TO
BE CONFIRMED AT Y/E MARCH 2026

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

N/A.

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required) YES

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed. NEED TO CHECK WITH LEASE.

Are short hold tenancies allowed (6 months+)? I BELIEVE YES

Are short term / holiday lets allowed? (Please check your lease before confirming)

HOLIDAY LETS - NO BUT CHECK LEASE

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

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?

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 -
INSTALLATION DATE NOT KNOWN

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

SEPARATE WATER TANK

Fuse box location?

CUPBOARD IN HALL

Gas meter location?

ON OUTSIDE WALL

Water and drainage:

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

YES - IN CUPBOARD BESIDE FLAT DOOR

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

N/A

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

YES / I BELIEVE SO

Is there a water softener?

NO

Stop cock location?

INSIDE MAIN ENTRANCE DOWNWALL
AND PLACED SEPARATELY IN CUPBOARD WITH METER

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

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

ALL SHARED WITH RESIDENTS - MAINTAINED BY MANAGING AGENTS BUT ANY REPAIRS ETC
WOULD PRESUMABLY BE PAID FOR BY RESIDENTS

Is there parking to the property? Please provide information.

YES IN GARAGE - ALSO VISITORS ALLOCATED
PARKING SPACE AREA FOR 3 CARS

Is there a garage and where is it located?

YES - ON THE MAIN FORECOURT

Property construction:

What year was the property built?

1985

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?

N/A

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

N/A

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 AREAS - BOUNDARIES YES TO ROADS.
GARDEN ETC

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

AS SUCH
NO COMMUNAL AREAS, ONLY
ENTRANCE, STAIRS, AND LANDINGS
FOYER

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 UNKNOWN

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 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 UNKNOWN

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

NOT TO MY KNOWLEDGE

Are you aware of there being any asbestos at the property? NOT TO MY KNOWLEDGE

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place. NOT TO MY KNOWLEDGE

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)

NOT TO MY KNOWLEDGE

Are there any restrictions or covenants to the property?

NOT TO MY KNOWLEDGE

Which boundaries belong to the property?

PRESUMED MARKED ON LEASE

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

NOT TO MY KNOWLEDGE

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

NOT TO MY KNOWLEDGE

Is there any known flood risk of coastal erosion to your property or the local area?

NOT TO MY KNOWLEDGE

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

SOUTH FACING PATIO AREA WITH
COMMUNAL GARDENS ADJOINING

Which floor is your property on?

GROUND FLOOR

How many floors are in the building?

GROUND, 1ST FLOOR, 2ND FLOOR, ~~3RD FLOOR~~
9 FLATS IN TOTAL (3 TO EACH FLOOR)

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