

NB Hearnas cannot accept any liability for inaccurate or omitted information

Part A

Lease:

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

How long is left on the lease?

approx 900 years

Service charge amount and what does it include?

*£ 4,600 p.A. include water, common electric - gardeners
maintenance and porter*

Ground rent amount?

NONE

Details of any future ground rent reviews?

N/A

Freeholder?

*KEXTHORPE (BOURNEMOUTH) MANAGEMENT LTD (we own a share
of the Freehold)*

Managing Agent?

NAPIER

Are there any deed of variations to the lease?

Not that we are aware of.

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

N/A.

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

ALREADY OWN A SHARE OF FREEHOLD

Has a section 20 been served?

When necessary in the past

Are there any upcoming works?

Not that we are aware of.

Are there any planned changes to the service charge?

Not that we are aware of.

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

There is a sinking fund we think it is approx £100,000

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

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.

Not currently

Are short hold tenancies allowed (6 months+)?

Yes

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

No

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

Unaware

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

gas central heating

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.

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. Installed about 10 years ago.

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

There is a separate water tank

Fuse box location?

Cupboard near the front door.

Gas meter location?

Under the kitchen sink

Water and drainage:

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

No - included in the mainline/sewer charge.

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?

Cupboard outside the front door.

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?

We do from sewer charge.

Is there parking to the property? Please provide information.

the underground garage.

Is there a garage and where is it located?

Yes - Underground.

Property construction:

What year was the property built?

Approx 1980.

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

New build. Yes. N/A.

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?

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?

Yes. We think so.

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 sure. Not aware of any work requests for them.

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.

We think so and it has a fire risk assessment

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

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

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?

Not aware.

Which boundaries belong to the property?

Not sure.

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

Not that we are aware.

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

Yes to both

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 to both. Both are south facing

Which floor is your property on?

5th Floor.

How many floors are in the building?

9 floors including the ground 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

Other:

Are you prepared to vacate the property?

It is already vacant.

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

Yes.