

NB Hearnese 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?

122 Years

Service charge amount and what does it include?

£1601.08 per year but its done half yearly

Service Charges includes:

Accountancy Administration / Fees

CCTV Management

Cleaning

Storage

Electricity

Fire Safety

Gardening

Repairs

Building Insurance

Engineering Insurance

Lift Maintenance

Management Fees

Water

Waste removal

Sinking Fund

Ground rent amount?

£185.00

Details of any future ground rent reviews?

No

Freeholder?

Steven Wayne BEALES

Stonehaven Holdings Ltd

Managing Agent?

Rebbeck Brothers Ltd

The Square, 10 Exeter Rd, Bournemouth BH2 5AN

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?

There was an offer to buy the freehold yes

Has a section 20 been served?

No

Are there any upcoming works?

No

Are there any planned changes to the service charge?

Don't know

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

£7,500 I believe

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, not sure about the license

Are short hold tenancies allowed (6 months+)?

Not sure

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

Yes

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.

Electric for heating

Air source for hot water

Do you have underfloor heating or radiators?

Electric 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 cupboard to the left of the main entrance door. Its was installed 28.06.2019

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

Air Source Heat Pump

Fuse box location?

In the same cupboard to the left of the Entrance door

Gas meter location?

N/A

Water and drainage:

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

Water Meter is in the cupboard next to the lift on the 6th Floor

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

Not sure, the mains water supply I believe

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

No

Is there a water softener?

No

Stop cock location?

N/A

Phone and internet:

Internet is BT but you can have Sky also not sure Virgin is active in this area

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>

We get 5G service its very good

Parking:

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

Shared drive the leaseholders maintain it through service charges

Ownership is by the freeholder

Is there parking to the property? Please provide information.

Yes there is permit parking at Statum its first come first serve as there isn't enough spaces for each flat but we have never had a problem with getting a car parking space

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

2019

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

New Build, Yes its 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.

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?

There shared communal corridors and driveway and parking

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 and No I believe the building was constructed before the updates in the Regs but If we need to provide one now please let us know.

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.

Not sure if its been registered with the BSR but we do have a FRA document, yes. See attached

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)

There is going to be construction next door for a block of flats 5 stories

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

From the front door to the balcony is our ownship

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 and its south facing

Which floor is your property on?

6th floor

How many floors are in the building?

6

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 disputes

Other:

Are you prepared to vacate the property?

Yes

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

We will be taking all furnishings but leaving white goods as they are mostly built-in

Documents:

Latest Service charge demand / Management statement – See attached

Latest AGM notes – We don't have AGM's at the block, can you help with this?

Lease – Need to find or send off for a new one

Title plan – See attached

Title Register – See attached

AML – Don't have to hand will need to find can you help with this?

FRA