

Mr Ricky Knowlton
Flat 10 Belle Vue Mansions
Belle Vue Road
Bournemouth
Dorset
BH6 3EJ

Ref: BSS260289

10th July 2026

Dear Mr Knowlton,

Re: Flat 10, Belle Vue Mansions, Belle Vue Road, Bournemouth, Dorset, BH6 3EJ

We write to confirm and thank you for your instructions to offer the above property for sale at an initial asking price of £280,000.

We have prepared particulars of your property which will shortly be sent for your approval. Please confirm that you are happy with the details and that they represent a true record of the property. If there are changes you would like to make or errors to rectify, please do let us know.

Under the Consumer Protection Act 2008 you are obliged to disclose certain information to a prospective purchaser. This is a legal requirement and to protect you we will shortly email a property questionnaire that can be completed online. We ask that you complete this to the best of your knowledge. If you genuinely don't know the requested information then please answer accordingly, leave blank or call us to discuss. Please note that the completed questionnaire will be supplied to any interested parties if requested, and to a purchaser once a sale has been agreed.

To comply with the Estate Agents Act 1979 (amended), it is necessary for us to set out our terms of engagement in writing. These will be emailed to you shortly and can be signed online. Please read these carefully, let us know of any questions, or sign to confirm acceptance.

In line with government legislation every property for sale or to let must have an up-to-date energy performance certificate which must then be included within our property particulars. We would be grateful if you could confirm to us whether an up-to-date certificate is held, if not we can organise and supply one on your behalf, the cost of this would be £100 plus VAT.

Finally, we are legally obliged to confirm the identity of all sellers and purchasers. You will note from our terms that we make a single charge of £90 plus VAT to conduct these checks regardless of the number of owners and purchasers, this charge only being payable only once a sale has completed, our agreement therefore remaining no sale, no fee.

To complete this check, you will receive a text message on your phone with a link to complete an online biometrics check. This is very simple to complete, necessitating taking a photo of your driving licence or passport, and a photo/short video of yourself. Please ensure we have the full names of all owners and their mobile telephone numbers so messages can be sent to all.

Once the property details are approved, ID checks have been completed, and both our terms of business and questionnaire have been signed/completed, we will be able to commence marketing immediately and every effort will of course be made to arrange a satisfactory and early sale on your behalf.

We trust that Slades will meet all your expectations and would like to thank you for your valued instructions.

Yours sincerely,



Jack Smith
Senior Property Consultant
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