

ONE London Road – Sales Rep Brief

ONE London Road is a brand-new investment opportunity in the UK Purpose Built Student Accommodation (PBSA) sector, giving investors an opportunity to purchase a fabulous income-generating asset. Comprising of modern self-contained studio apartments, which will be completed to a high standard, delivered fully furnished, ready for September 2021.

Investment Highlights:

- Block 5 – 114 units
- Fully furnished
- September 2021 build completion
- Studios priced at: £69,999
- 10% NET rental yield for 3 years excluding ground rent
- 4% Interest on deposited funds
- £350 ground rent
- £1,200 service and management charge
- Top floor of Block 5 overlooks a large park area
- Block 4 has been retained by the developer – this is the final phase
- Virtually opposite the Royal University of Stoke Hospital which has the Keele medical school attached to it
- Perfect for medical students studying there
- Recommended buyer's solicitor: Allchurch
- Communal Facilities include: Communal lounge, laundry facilities – access to the GYM in blocks 2 and 4
- Limited Car park spaces available in block 5 - £5,000 each
- Address: One London Road, Newcastle under Lyme, ST5 1LZ
- 250-year lease

Developer: Abode - Based in North Cheshire, with over 35 years' experience in building and converting prestigious properties, Abode is the design force behind many of the region's most attractive developments. They have developed several large successful student developments, including a 162-bed student development in Keele

Management Company: USL (Urban Student Life) – As one of the leading student accommodation management companies in the UK, USL are perfectly suited to take on the management of ONE London Road. They currently manage several other student developments within different Cities, including Liverpool, Sheffield and Keele itself, achieving very high occupancy rates. They are the management company of the other development Abode have done in Keele, which has proven a huge success and makes this the ideal partnership to do the same again.

Payment Plan:

£500 Reservation Fee

£5,000 Reservation Deposit

50% (minus the deposit) on exchange of contracts

25% due on the 1st October 2020

25% on completion

