

The Villas – Sale Rep Brief

The development is part of a renovation of an old police station, which will comprise of 181 studio apartments completed to the finest of standards, within very close proximity of Staffordshire University.

Investment Highlights:

- 174 Luxury studio and 2 bed apartments spread over two blocks
- **THE VILLAS, SOUTH WOLFE STREET, STOKE ON TRENT, ST4 4AD**
- 9 minutes walk to Staffordshire University
- 5 minutes walk to the City centre
- Block 1 – 39 apartments (Released now)
- Block 2 – 135 apartments (Released at a later date, available for a bulk sale)
- 8% NET rental guarantee for 3 years excluding ground rent
- 4% Interest on deposited funds
- Prices from £77,950
- Completions: Block 1 – September 2021....Block 2 – September 2022
- Full ground floor in Block A dedicated to a luxury leisure suite.
- Leisure suite to include: Gym, lounge, Movie Area, Games Area, Kitchen, Study Area, library, laundry
- 125 Year Lease
- £350 Ground Rent
- £1,350 Service Charge and management fee combined
- All apartments come fully furnished to a very high standard – including double bed, high spec kitchen, luxury en-suite, study facilities and a 40inch smart TV.
- Studios from £77,950
- Recommended Buyers Solicitor: Lockings (£700 + VAT + Disbursements)
- Car park spaces available at £5k each
- Video - <https://vimeo.com/438154202>
- 14,855 students at Staffordshire University

Developer: Abode Student

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. Please revert to the full Abode Student Bio.

Homes for Students – A very experienced student management company with a portfolio of over 10,000 bed spaces across the UK. Having recently taken over Urban Student Life, they now manage over 400 apartments in the Staffordshire area.

Payment Plan:

£500 Reservation Fee

£5,000 Reservation Deposit

50% on exchange of contracts minus the £5k deposit

25% February 2021

Remaining on completion minus the interest accrued