

St Thomas Place

POA



Great investment opportunity!
Prices from just £65,000. This is 35% below market value (£100,000). This offer includes rental guarantee. (Annual rent of £5,400).

Property details:

19/05/2013 00:22:50

GREAT INVESTMENT OPPORTUNITY. This is 35% below market value. Rental guarantee options available

St Thomas Place is an attractive mill conversion situated in the heart of Stockport. Just two minutes walk away from the town centre and seven minutes from the nearest rail links, its ideal for those working in the town. But with Stockport lying just six miles South East of Manchester city centre, St Thomas Place provides the perfect opportunity for professionals wanting to live within a short distance but don't want to pay huge rents.

One and two bedroom stylish apartments are available, all benefiting from large windows and high ceilings and finished to a high specification. Being close to all the major transport networks, Stockport is an ideal location to explore not only the surrounding area but all the fascinating treasures hidden in and around Stockport. From bustling modern shopping areas to quaint cobbled streets, and lying on the edge of the Cheshire Plain and the Peak District, Stockport has it all and St Thomas Place is the ideal place to live.

- 8% Net Yield (scheme available)
- Excellent Location
- Highly Competitive Purchase Price

PROPERTY DETAILS:

Mill conversion in Stockport with great prices around 35% below market value.

Stockport has long been a popular location for professionals commuting to Manchester and St Thomas Place's location in means it will see high rental demand when it comes on to the market. It's just seven minute walk to the nearest rail links and two minutes to Stockport centre, it is ideal for tenants working in the town or wanting to commute to Manchester so investors won't be short on tenants.

Each apartment will be finished to high specification and will benefit from tall windows and high ceilings.

Rental Guarantee Offer

"In this world nothing can be said to be certain, except death and taxes." Benjamin Franklin.



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Fast facts:

Unit: 2 Bed
Purchase Price: £75,000
Market Value: £120,000
Instant Equity: £45,000
BMV: 37.5%
Monthly Rent: £550
Year Rental Income: £6,600
Yield: 8.8%
Annual Service Costs: £1,160

That is no longer true. Property investors can now be certain that they'll receive rental guarantee for up to ten years thanks to a new scheme launched by Property Investors.

We realise that the biggest worries for property investors is not After all, you can make the safest investment ever with FreshStart, but then something could happen which is out of your hands. Your tenant can leave university for numerous reasons. Maybe they could find living away from home difficult or perhaps they didn't get the grades they need to carry on with their course or even worse they could have an accident or injury which forces them to move back home. If a tenant falls behind on their rental payments it could have serious financial implications for you, especially if you have mortgage commitments on your property.

The Plans:

2 Years Rental Guarantee – 8% Net Yield
5 Years Rental Guarantee – 7% Net Yield
10 years Rental Guarantee – 6% Net Yield

Student Rental Guarantee Checklist:

- No voids
- No finders fees
- No agency fees
- No management fees
- No legal fees
- No repairs or maintenance fees

These periods of voids, which are ultimately out of your hands, could lead you to default on your mortgage meaning that your property could get repossessed. This doesn't have to be the case. FreshStart are so confident that our student properties are such good value and so appealing, that we are prepared to offer investors rental guarantee for two, five or ten years. Our Student Rental Guarantee takes away all the worries and stress and can guarantee that you will receive a weekly rental payment whilst still leaving you with high net yields.

Our Investment Offer

Student property offers excellent returns with yields greater than any savings account. Buying these products in bulk would put you in good stead with a large asset base from which to increase income potential. To help you substantially increase your property portfolio we have an amazing offer for you:

Reservation and Exchange Procedure:

All you'll need to reserve your property is complete a reservation form of £3,000 in full and transfer the reservation fee into FreshStart's bank account. If you have purchased any parking spaces, an additional fee of £2,000 per space will also need to be



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transferred on top of the initial reservation fee.

The reservation form does not constitute a contract or memorandum for sale. After reservation, exchange must occur within 14 days of the contracts being sent out by FreshStart's lawyers. Your personal advisor will answer any questions you may have and help you through the process every step of the way.

Tenure : Leasehold

Bedrooms : 2

Ref : HSL1616STTHOMAS

Room details:

Bedroom 1

(SEE FLOORPLAN FOR DETAILS)

Bedroom 2

(SEE FLOORPLAN FOR DETAILS)



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