



KEY FACTS ON BIRMINGHAM

- Major infrastructure & regeneration investments
- 20 leading universities and 75,000 students
- Elected most investable city in the UK by PwC (2016)
- #1 Property Investment Destination in the UK
- +24% projected capital appreciation and +20% in rental growth expected from 2017 to 2021

Source: Knight Frank

ARDEN GATE

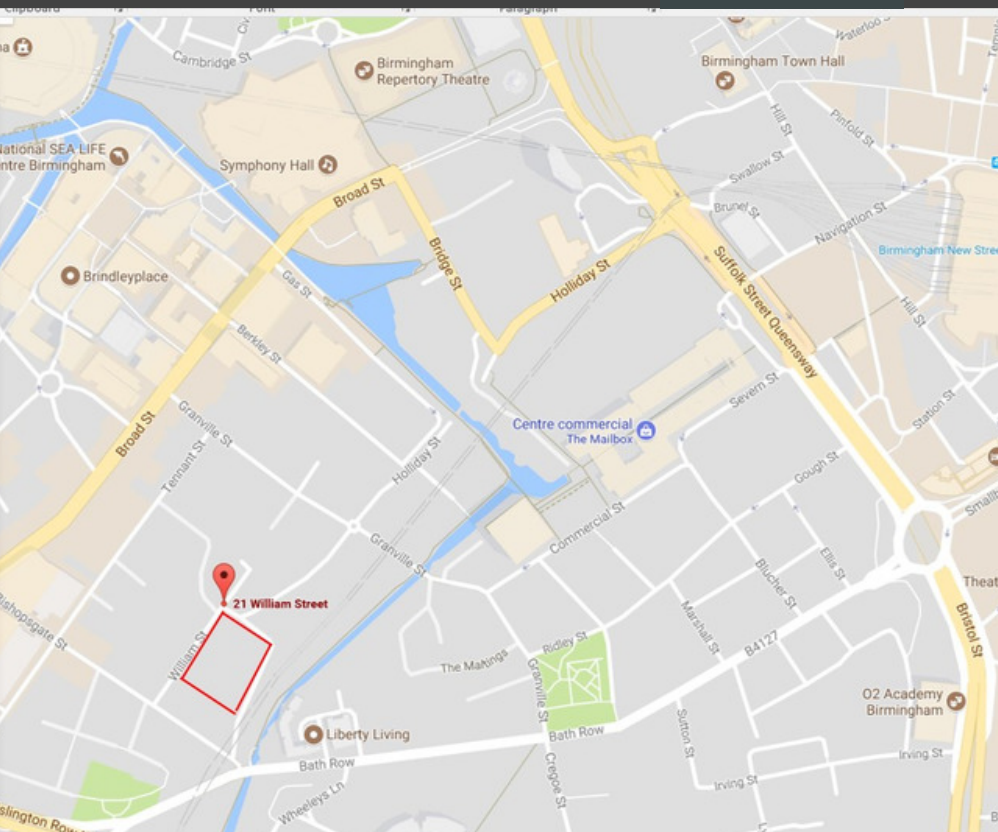
Arden Gate is a luxurious new development on a 1.35-acre site in the very heart of Birmingham. Prime location a few minutes' walk from Grand Central-New Street Station, close to entertainment and shopping centers and major business, including the HSBC HQ.

225 luminous and airy designed apartments and duplexes, some fitted with balconies, all coming with top-end finishing and specifications throughout and fully equipped modern Porcelanosa kitchen designs which are fully fitted with Bosch and Indesit appliances.

PROJECT DETAILS

- Location: 21 William Street, Birmingham B15 1LH, UK
- 116 one-bedroom and 109 two-bedroom apartments & duplexes
- Apartment sizes: 486-861 sqft
- Completion Q2 2020





PRIME LOCATION

TRANSPORTATION

9-min. walk to New Street Station
17-min. walk to Birmingham Coach Station
30 min. by car or bus to Birmingham International Airport
1h30 door-to-door to London (49 min. with future HS2 high speed train)

BUSINESS & FINANCE

5-min. walk from Axis Square, a new mixed use Grade A office development of one million sqf, with a new public square, ground floor retail and rooftop restaurants
9-min. walk from HSBC's new UK headquarters at Arena Central
12-min. walk from Brindleyplace where Deutsche Bank is located
15-min. walk from Colemore Business District

ENTERTAINMENT & CULTURE

3-min., walk from the O2 Academy live performance & concert hall
5-min. walk from the beautiful historical Birmingham canals
6-min. walk from The Mailbox shopping area, restaurants and bars
7-min. walk from the Birmingham Hippodrome, one of the largest theatres in the UK
8-min. walk from the iconic Bull Ring shopping centre
15-min. walk from the new Library of Birmingham
16-min. walk from the ICC and the Symphony Hall

TERMS & FEES

One Bedroom from £182,950
Two Bedroom from £246,950

Payment schedule:
10% initial deposit
20% after 6 months
70% at completion

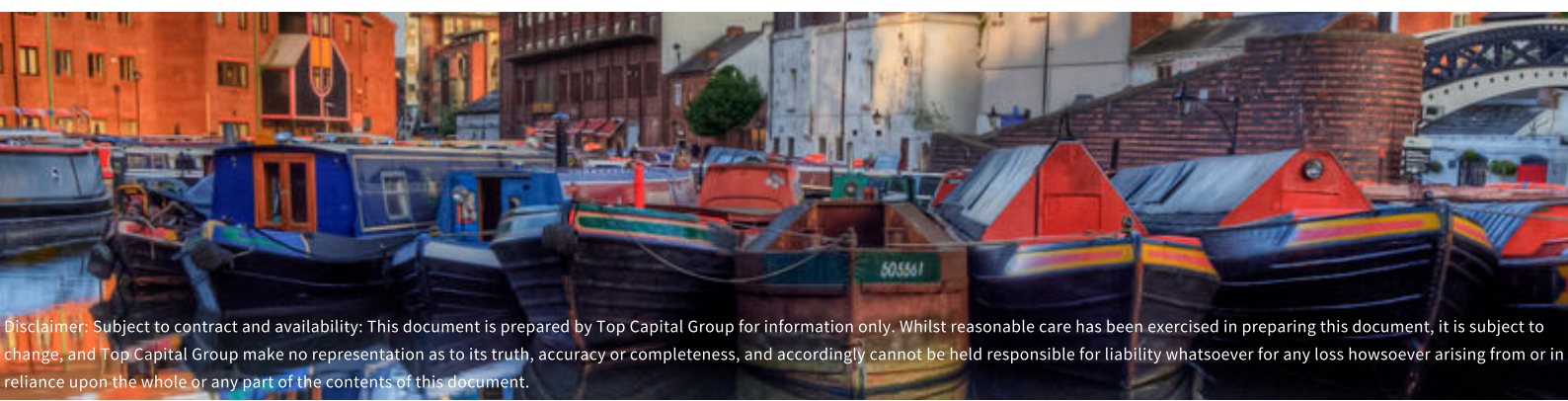
Tenure: 150-year Leasehold

Service Charge: est. £1.88 psf

Ground Rent: est. £350 p.a

Stamp Duty: 2-3%

Expected Rental Yield: ~6%





LUXURY SPECIFICATIONS

FLOORING

- Certified Engineered Oak Flooring throughout
- Desso Asteranne Carpet in all bedrooms

KITCHENS

- Custom designed soft closing door and drawer units with matt white or wood grain base unit door fronts, wall unit door fronts and high quality worktops
- Integrated high quality appliances by BOSCH and Indesit: including stainless steel electric oven, built-in microwave, ceramic hob, fridge, freezer, dishwasher, integrated hood extractor and wine cooler
- Stainless steel sink with single lever mixer tap

BATHROOMS

- White bathroom suites comprising of suite plus bath with mixer tap or low profile shower tray with thermostatic shower and glass/chrome shower door
- Concealed cistern dual flush WC
- NK Urban 50cm basin with single lever basin mixer with pop up waste
- Carrera Blanco Brillo / Marmol Gris (en-suite) floor tiles
- Marmol Carrera / Marmol Gris (en-suite) wall tiles
- Chrome heated towel rail and extractor fan

FURNITURE PACKS

One Bedroom from £4,999

Two Bedroom from £5,999



ARDEN GATE

LIFESTYLE - PROFESSIONAL - LIVING

BY TOP CAPITAL GROUP

DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACT

For individual purchasers:

- (1) Non-refundable reservation fee of £1,000
- (2) Passport or identification card
- (3) Proof of address of less than 3 months

These need to be signed and certified as original by the purchaser's solicitor or a third party letter of compliance must be provided by the purchaser's solicitor

For corporate purchasers:

- (1) Non-refundable reservation fee of £1,000
- (2) Copy of the company's certificate of incorporation and Memorandum of Articles and Association
- (3) Proof of company's registered address of less than 3 months
- (4) List of Directors & Shareholders with their individual passport or identification card and proof of address of less than 3 months



Vendor's Solicitor

Contact: Lisa McGinn
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Recommended Purchaser's Solicitor

Contact: Edward Fowler
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