

Investment opportunities at

Carausius Court

INTRODUCTION

Carausius Court has already proved to be the shrewd choice for seasoned property investors, who are looking to expand their investment portfolios.

This document is a guide to why Carausius Court has attracted such buyers and at the same time will provide you with key information to allow you to make an informed decision.

LOCATION

Ask any property specialist what is the most important factor when selecting an investment and you hear the same 3 words; 'Location, Location and Location'. Carausius Court ticks these 3 boxes from the start.

The position of Carausius Court, being tucked away in a peaceful setting yet within just a few minutes' walk from the High Street, is simply unique.

The benefits of investing within the city walls are two-fold: firstly, centrally located apartments attract top rents and secondly with the increasing shortage of land available to build on, investors look to make long-term gains in the property values.

BUILD QUALITY

Across all aspects of investments, from fine wine to rare antiques, experts agree on one point; invest in quality.

The investors who have purchased at Carausius Court are seasoned professionals who recognise quality workmanship, specification and finish.

After over 10 years of producing exceptional developments, we know the level of standard that needs to be achieved in order to satisfy the most prudent buyer.

We personally project managed the construction of the development to ensure that the highest levels of quality were met at all stages of the building process. The buyers also have the benefit of a 10 year NHBC Warranty.

OUTGOINGS

Another factor when purchasing an investment property is of course the annual outgoings. In fact one of the first questions a seasoned investor will ask is how much are the service and maintenance charges.

With no lift in Carausius Court and when considering that the annual running costs are divided 14 ways, we have a very responsible annual charge of £517.00 per annum, which includes buildings insurance. Often service charges for apartments are in the region of £1,000.00 a year.

Furthermore our Ground Rent at just £1.00 per annum, compared to other apartments that tend to be in the region of £100.00.

LEASEHOLD

A crucial point on any purchase is the length of lease and we are selling Carausius Court on a 999 year lease, which many call virtual freehold.

RENTAL LEVELS

The investors have all been delighted with the rent that they are achieving, which ranges between £925.00 and £950.00 per month.

The key to any property investment is the time between placing the property on the market and finding a tenant as this gives an indication of whether there is likely to be void areas between tenancies going forwards.

ALL the rental properties at Carausius Court let within a matter of days and in fact the agents could have let the apartments many times over.

SUMMARY

Seasoned investors look at properties through the eyes of their potential tenants. On the basis they wish to let to professionals they need to ensure that their selection ticks all of the right boxes.

KEY FEATURES

- Private and exclusive development with no affordable housing
- Central location yet a peaceful setting tucked away off Castle Street and accessed through an electric gate making this development very secure
- Walking distance (approx 15 minutes) from the fast train link to London
- Allocated parking spaces, which are within the gated courtyard and can accommodate a spacious vehicle, which is important so not to restrict the market appeal
- Well designed apartments that provide spacious living areas with 2 double bedrooms and 2 bathrooms
- Quality finish with attention to detail along with appliances that come with guarantees and are recognised brands such as AEG
- 10 year NHBC warranty
- Low overheads with no foreseeable issues in the future
- Proven rental demand and high rental already being achieved
- Broad market appeal to single people, couples or 2 sharers
- Only a small development so the competition when finding tenants is low (imagine other developments where 30/40 properties could all come available at once)
- A development that has 'pavement appeal' and attracts huge interest even before potential tenants step inside
- Slim chance of 'void periods' due to the interest that Carausius Court attracts
- Excellent prospects of capital growth due to shortage of future properties being built within the city walls

AVAILABILITY

Number 4

This is a ground floor 2 bedroom apartment with the added advantage of having an extra wide parking space. Currently this is the Show Suite so comes with the benefit of Carpets, Soft Furnishings and Furniture. Rental levels achievable £950pcm. £260,000.

Number 7

This is a split level 2 bedroom penthouse apartment with an estimated rental of £1,100 pcm. The penthouse apartments have glass atrium ceilings on the mezzanine floor and have the 'wow' factor. This apartment enjoys glimpses of the cathedral and whilst this style is more expensive than the lower level apartments it is well worth the extra money. This apartment is perfect for holiday rentals as it can accommodate 8 people. £299,950

Number 9

This is a ground floor 2 bedroom with the added advantage of having its own very valuable private courtyard. A real rarity in the City Walls of Canterbury. Rental Levels Achievable £950-£975pcm. £265,000

Number 13

This is a split level 2 bedroom penthouse apartment. The penthouse apartments have glass atrium ceilings on the mezzanine floor and have the 'wow' factor. Whilst this style is more expensive than the lower level apartments it is well worth the extra money. Currently let unfurnished from 1st June 2010 on a 6 month AST at £1100pcm . Tenant intends on remaining in property for duration of 3 years. £299,950