

Investment opportunities at

# Roman Row

## INTRODUCTION

Roman Row 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 Roman Row 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'. Roman Row ticks these 3 boxes from the start.

The position of Roman Row, 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 Roman Row are seasoned professionals who recognise quality workmanship, specification and finish.

After over 10 years of producing exceptional developments and refurbishment projects, 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 and refurbishment of Roman Row to ensure that the highest levels of quality were met at all stages of the building process.

## 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 Roman Row and when considering that the annual running costs are divided 6 ways, we have a very responsible annual charge of £550.00 per annum, which includes buildings insurance. Often service charges for apartments are in the region of £850.00 a year.

Furthermore, the Ground Rent is only £1.00 per annum.

---

## LEASEHOLD

A crucial point on any purchase is the length of the lease. We are selling Roman Row on a long lease and with the benefit of a share of Roman Row Management Company Ltd.

---

## RENTAL LEVELS

The investors have all been delighted with the rent that they are achieving, which range between £800.00 and £850.00 per month.

The interest generated, when the properties were placed for rent, provides a good indication that void periods between tenancies will be kept to a minimum. This is a factor that many first time investors fail to appreciate. Reducing the exposure to void periods is probably one of the most crucial aspects of property investment.

---

## SUMMARY

Seasoned investors look at properties through the eyes of their potential tenants. On the basis they wish to let to professionals, then the properties must reflect a professional standard of finish and it is essential that they are located in a desirable area.

## **KEY FEATURES**

- Private development of only 6 apartments
- Central location yet a peaceful setting tucked away off Castle Street in a private lane
- Walking distance (approx 15 minutes) from the fast train link to London
- Well designed apartments that provide spacious living accommodation
- Quality finish with attention to detail along with appliances that come with guarantees and are recognised brands such as AEG
- Low overheads with no foreseeable issues in the future
- Proven rental demand and high rental already being achieved
- Broad market appeal
- 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 Roman Row attracts
- Excellent prospects of capital growth due to shortage of future properties being built within the city walls

## **AVAILABILITY**

### **Number 3 (first floor) Under Offer**

Whilst all of the units have their own charm and character, this first floor apartment has what agents call the 'wow' factor. The apartment has been designed with the living area at the rear with large period style windows allowing the light to come streaming in. We have also allocated this apartment its own courtyard garden. Rental £850 per month, or £500 per week via Holiday Lets

### **Number 4 (first floor) £175,000**

This apartment enjoys a separate kitchen area and has a spacious and light feel. The kitchen and bathroom have windows adding to the lightness of this apartment. The tiles in the bathroom have been upgraded to a higher specification, as we were going to use this as our show unit.

Currently let unfurnished from 1<sup>st</sup> June 2010 on a 6 month AST at £850pcm . Tenant intends on remaining in property for duration of 3 years

### **Number 6 (penthouse) £185,000**

This apartment enjoys a view of the cathedral and offers spacious accommodation with bags of character. This apartment is spacious enough for holiday rentals and with the view of the cathedral we feel sure it will generate huge interest in the holiday rental market place. Currently let unfurnished from 1<sup>st</sup> June 2010 on a 6 month AST at £850pcm . Tenant intends on remaining in property for duration of 3 years

## **OTHER INFORMATION**

For advice on rent, we have a selection of highly recommend local agents. Please feel free to ask us for the individual contact details.