

THE OLD VICARAGE, DERBY

P O R T F O L I O
P R O P E R T Y
I N V E S T M E N T S



SCHEDULE OF ACCOMMODATION

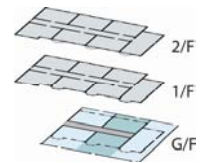
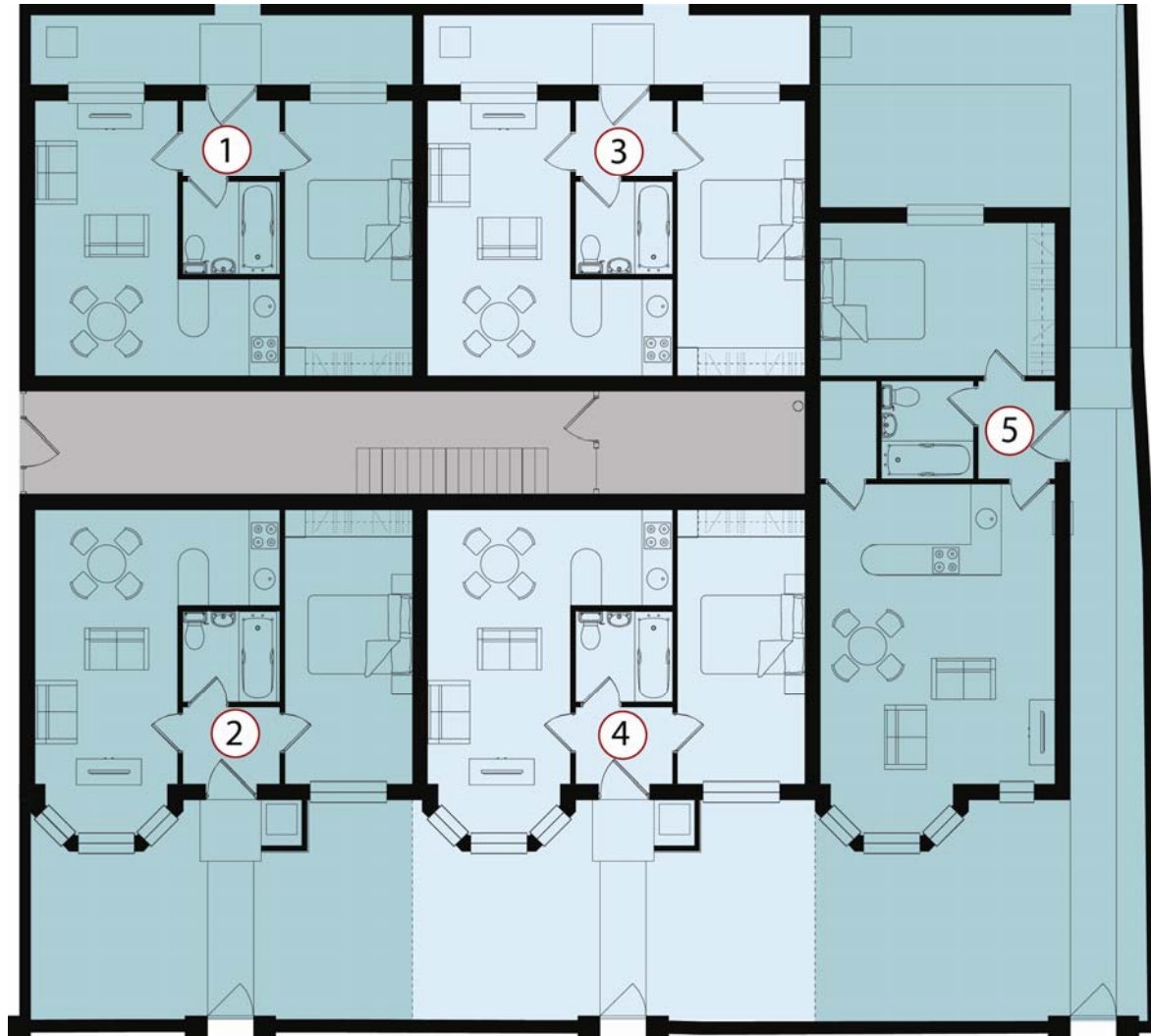
UNIT	FLOOR	BEDS	OUTSIDE	PARKING	SQM	SQFT	£/SQFT	PRICE	12.5% DISCOUNT
1	Ground	1	Patio	Yes	40	431	£251	£108,000	£94,500
2	Ground	1	Front garden	Yes	42	452	£246	£111,000	£97,125
3	Ground	1	Patio	Yes	40	431	£251	£108,000	£94,500
4	Ground	1	Front garden	Yes	42	452	£246	£111,000	£97,125
5	Ground	1	Front + rear garden	Yes	52.6	566	£208	£118,000	£103,250
6	First	1		Yes	40	431	£251	£108,000	£94,500
7	First	1		Yes	44.7	481	£237	£114,000	£99,750
8	First	1	Juliet balcony	Yes	40	431	£254	£109,500	£95,813
9	First	1		Yes	42	452	£246	£111,000	£97,125
10	First	1	Juliet balcony	Yes	40	431	£254	£109,500	£95,813
11	First	1		Yes	42	452	£246	£111,000	£97,125
12	First	1		Yes	52.6	566	£203	£115,000	£100,625
13	Second	1		Yes	40	431	£253	£109,000	£95,375
14	Second	1		Yes	44.7	481	£239	£115,000	£100,625
15	Second	1	Juliet balcony	Yes	40	431	£257	£110,500	£96,688
16	Second	1		Yes	40	431	£253	£109,000	£95,375
17	Second	1	Juliet balcony	Yes	40	431	£257	£110,500	£96,688
18	Second	1		Yes	40	431	£253	£109,000	£95,375
19	Second	1		Yes	52.6	566	£205	£116,000	£101,500



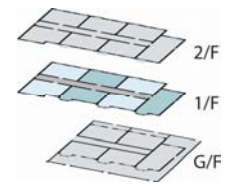
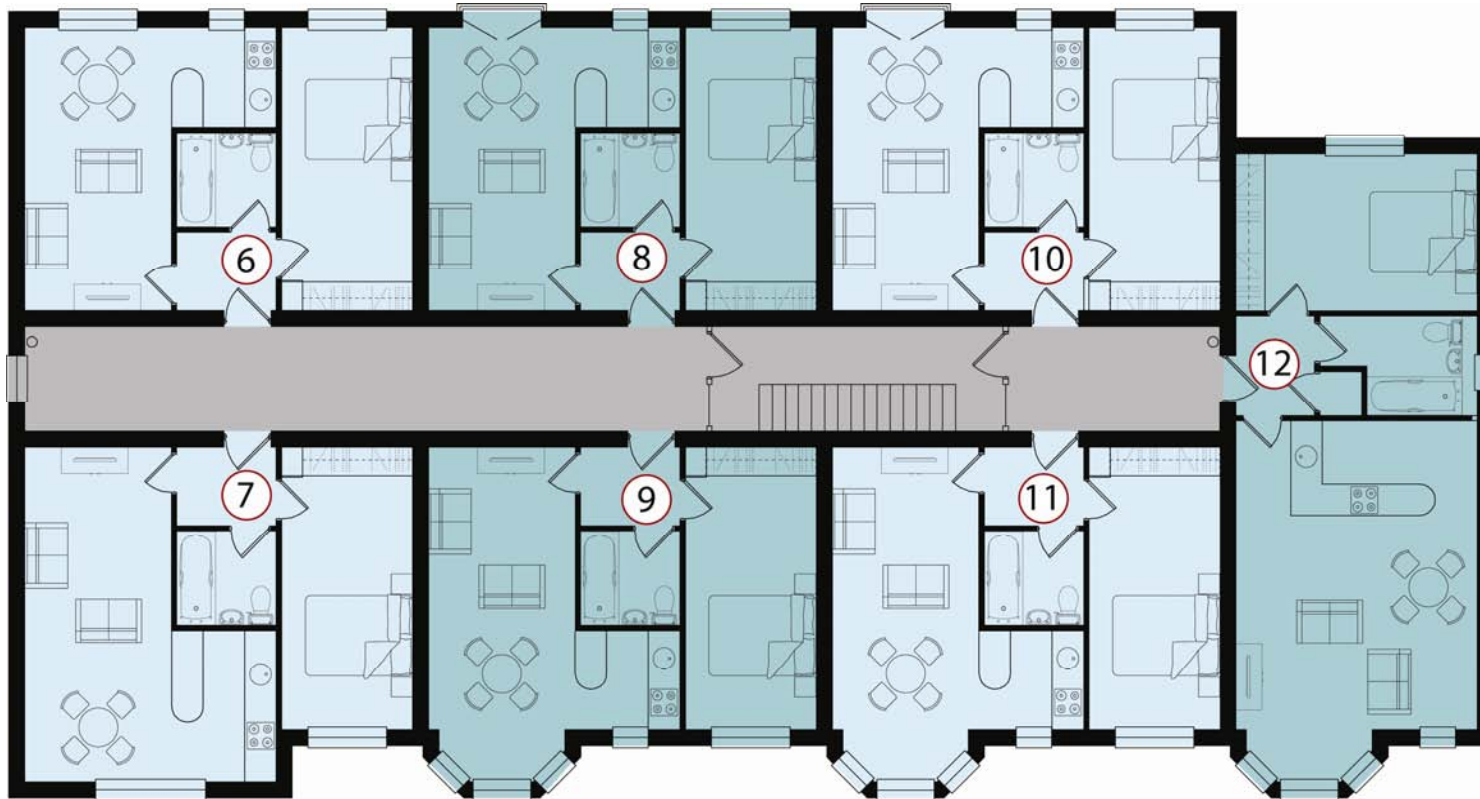
SITE PLAN



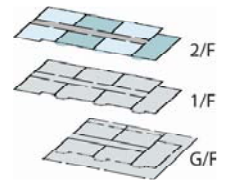
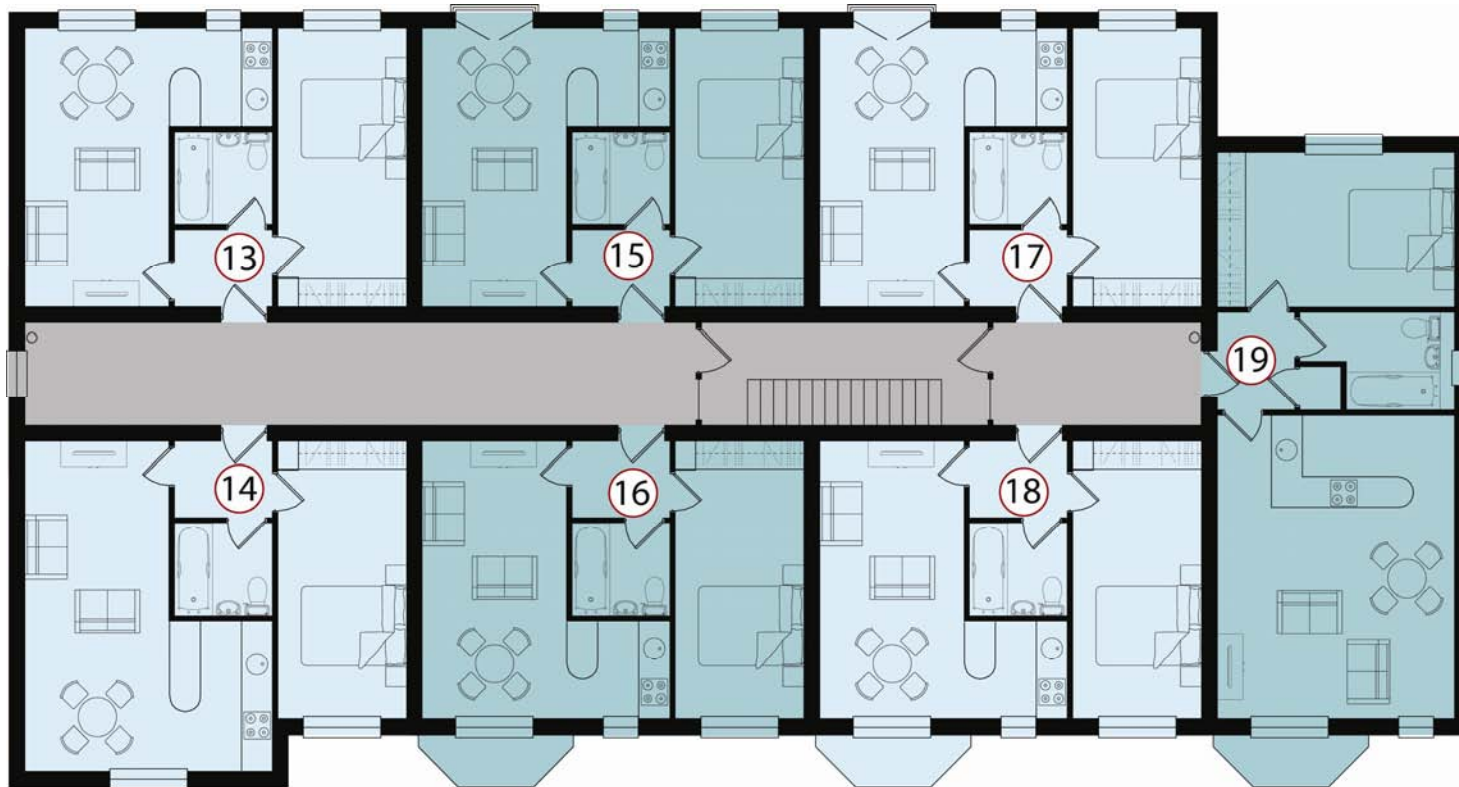
GROUND FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



EXAMPLE TRANSACTIONS

UNIT 1

Gross Price	£108,000
12.5%	£13,500
Net Price	£94,500

Holding Deposit *	£2,250
Legal Fees **	£700
Exchange Deposit (5%) - £1,500	£3,225
Diligence Fee (3%+ VAT) - £750	£2,581.12

Total capital to exchange: £8,756.12

Total capital to complete assuming 85% lending: £18,206.12

UNIT 19

Gross Price	£116,000
12.5%	£15,500
Net Price	£101,500

Holding Deposit *	£2,250
Legal Fees**	£700
Exchange Deposit (5%) - £1,500	£3,575
Diligence Fee (3%+ VAT) - £750	£2,827.87

Total capital to exchange: £9,352.87

Total capital to complete assuming 85% lending: £19,502.87

* Holding deposit consists of £1,500 towards Exchange Deposit and £750 towards Diligence Fee.

** The figure quoted is for legal services only and does not include other disbursements such as search fees, land registry charges and the like that may, or may not be charged depending on the nature of the transaction.



DRAFT SPECIFICATION

EXTERNALS

Secure allocated parking behind electric gates
Security lighting to all ground floor entrance points
Intercom access for visitors
Extra parking for motorbikes
Secure bicycle store

INTERNALS

Kitchen fully fitted with integrated fridge/freezer and washer/dryer
Stainless steel oven and hob
Curved glass extractor hood
Soft close doors and drawers
Laminate worktops with up stands

BATHROOMS

Jasper Morrison white sanitary ware by Ideal Standard
Bath with glass and chrome shower screen with shower over bath
Full height tiles round bath/shower
1.2m high tiles to all other walls
Mono-bloc taps to sink and bath

FITTINGS AND FLOORS

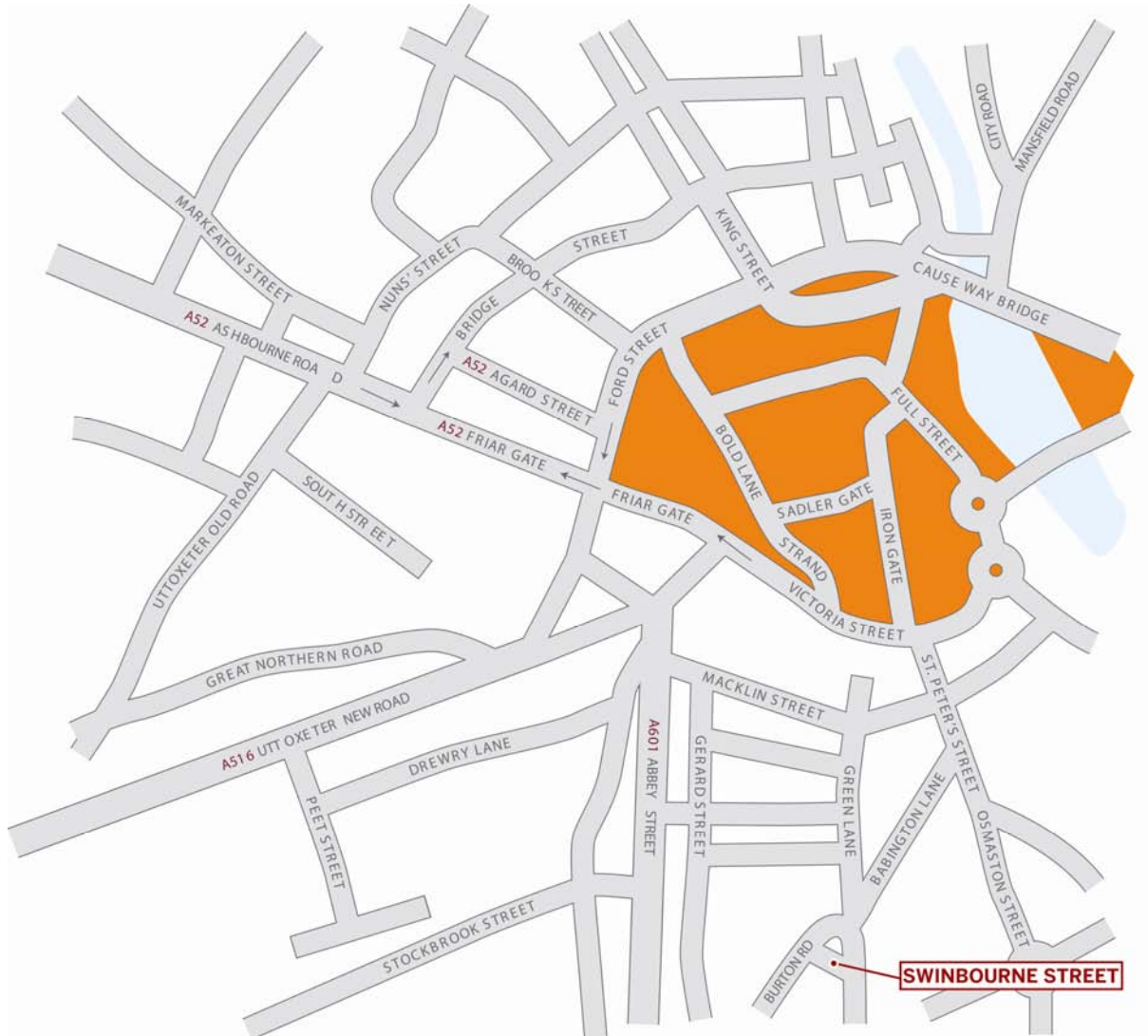
Internal doors to be Ash veneer with curved chrome handles
Karndean to kitchen, bathroom and hallway
Good quality carpets and underlay to bedroom and living area
Wired for SKY PLUS



Jasper Morrison bathroom suite by Ideal Standard



LOCATION



Derby City Centre



CONTACT

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