

Your Property Concierge

Property Opportunities presented by Kelvin Kingsley



4 Queensway

4 Queensway, Redhill, Surrey RH1 1QH

Summary

- 🏠 **Exclusive prelaunch price**
- 🏠 **Stylish brand new development**
- 🏠 **Fantastic pricing for Greater London**
- 🏠 **Commute to central London in just 30 minutes**

Development information

A fabulous collection of one and two bedroom apartments putting you at the heart of all Redhill has to offer. From this town centre location you can live life to the full in one of these stylish apartments.

There's no shortage of style at 4 Queensway, inside and out with its striking architecture. Each apartment is thoughtfully planned and equipped to meet the demands of today's busy lifestyle!

- Brand new contemporary apartments
- Excellent rail and road links
- Easy commuting to central London
- Central location close to all amenities
- Countryside on the doorstep

Investment information

2 bedroom special launch price less £7000 discount	£177,500 less £7000 now £170,500
Rental PCM guide	£1,050
Gross rental yield guide	7.4%
Mortgage payment PCM guide 70% LTV Interest only 3.89%	£387
Monthly service charge guide	£101
Rental profit PCM after mortgage and service charge deductions	£562
Deposit required with a 70% loan to value BTL Mortgage	£51,150

For further information please contact me on
01603 489118 or
kelvinkingsley@yourpropertyconcierge.co.uk

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PRE-LAUNCH OPPORTUNITY

Stop Press we have negotiated for you free flooring and £7,000 off the prices below and we are not charging a fee to you for that service

Plot No	Property Name	Type	Floor	Beds	Baths	Balcony	Monthly Service Charge Guide	Floor Area Square Foot	Special Launch Price £	Rental Guide PCM £	Gross Rental Yield Guide %	Required Deposit * £	Rental Profit Guide after SC & Mortgage Deductions £
2	4 Queensway	Flat	1	2	2	Yes	107	757	183,000	1050	6.9%	54,900	528
4	4 Queensway	Flat	1	2	2	Yes	97	682	176,500	1050	7.1%	52,950	552
26	4 Queensway	Flat	2	2	2	Yes	97	682	181,500	1050	6.9%	54,450	541
51	4 Queensway	Flat	3	2	2	No	96	679	180,000	1050	7.0%	54,000	546
66	4 Queensway	Flat	3	2	2	No	97	682	175,000	1050	7.2%	52,500	556
68	4 Queensway	Flat	4	2	2	No	114	807	196,500	1100	6.7%	58,950	540
74	4 Queensway	Flat	4	2	2	No	107	753	177,500	1100	7.4%	53,250	590
96	4 Queensway	Flat	5	2	2	No	98	694	180,000	1100	7.3%	54,000	594
119	4 Queensway	Flat	6	2	2	No	98	692	185,000	1100	7.1%	55,500	582
122	4 Queensway	Flat	6	2	2	No	100	707	185,000	1100	7.1%	55,500	580

Mortgage based on 70% of purchase price on an interest only at an interest rate of 3.89% - See mortgage 1 on Recommended Partners page

The above is a selection of 2 bedroom apartments available at 4 Queensway, for details of others or 1 bedroom apartments available please call or email me for details



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IMAGES



4 Queensway – Central to your life!

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COMMERCIAL ASSESSMENT



Sales comparable information

A number of local estate and lettings agents have provided comparable information, local area information and letting information to help investors make an informed decision about the opportunity.

One can see on Right Move that similar and lesser second hand two bed apartments are listed from £200,000 to £230,000. There is also a new build 2 bedroom apartment listed at £230,000 and a 1 bedroom apartment listed at £200,000. These are just around the corner from 4 Queensway and ones we think are a lesser proposition to buy or rent when compared to 4 Queensway.

CLICK LINK - [New build 2 bedroom apartment comparable for sale](#)

CLINK LINK - [New build 1 bedroom apartment comparable for sale](#)



Letting comparable information

Bairstow Eves – Consider the apartments to be a great proposition to buy or rent. They would market depending on size and position with rents circa £1,100 per calendar month.

Connells Lettings – Luxury apartments close to town centre, ideally located for railway links, restaurants, and all its amenities. They would consider marketing a 2 bed apartment gaining £1,100 per calendar month.

Andrews Estate Agents – Great location, close to the excellent town centre amenities. They would market the 2 bed apartments with rents circa £1,100 per calendar month dependent on size and position.

Woodlands Estate Agents – Prominent location in a good rental area and located in the town centre and within easy reach of the train station, which is ideal for commuters. They would market these 2 bedroom apartments gaining rents of £1,095 per calendar month.

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SITE AND AREA INFORMATION

4 QUEENSWAY - 121 apartments in the heart of Redhill

A fabulous collection of one and two bedroom apartments putting you at the heart of all Redhill has to offer. From this town centre location you can live life to the full in one of these stylish apartments. There's no shortage of style at 4 Queensway, inside and out this landmark building, with its striking architecture, originally built by Hollybrook and **formerly called Redhill-One**.

This collection of apartments have been designed to offer fabulous, contemporary living space, each apartment thoughtfully planned and equipped to meet the demands of today's busy lifestyle. A number of apartments also benefit from balconies and parking spaces are available to purchase separately on selected plots.

With a shopping centre packed full of high street stores and restaurants, Redhill's vibrant town centre contrasts with the tranquillity of the surrounding parks and countryside. 4 Queensway has the advantage of being on the doorstep of 14,000 square foot of retail space. Step out of the main entrance and you're immediately in the heart of it all. The Belfry shopping centre offers a range of shops including fashion stores, Waterstones, WH Smith and Marks & Spencer. There's also a selection of cafes and restaurants in The Belfry.

More facilities can be found in The Quadrant, including the Harlequin theatre and cinema, coffee shops, restaurants and Sainsbury's. The neighbouring market town of Reigate has a further great choice of restaurants and shops. Whilst the area is packed with places of interest, parks and some great pubs and restaurants, it's the proximity of Gatwick Airport, the M25, the M23 and the excellent rail links that set Redhill apart.

COMMUTING

Redhill station offers regular services to London Bridge and Victoria, with journey times of around 30 minutes, or south to Gatwick and Brighton with minimum travel times of approximately 10 minutes and 1 hour respectively. A service also operates to Guildford and Ashford International via Tonbridge.

KEY POINTS

- 🏠 **Brand New Contemporary Apartments**
- 🏠 **Excellent Rail and Road Links**
- 🏠 **Easy Commuting to Central London**
- 🏠 **Central Location close to all amenities**
- 🏠 **Places of Interest and Countryside on the doorstep**

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GENERAL INFORMATION

Development address

4 Queensway, Redhill, Surrey RH1 1QH

Show apartment viewing

Strictly by appointment only

Developer

Delph Residential
Delph Property Group

Reservation fee £1000 made payable to

DPG 1 Limited

Warranty

NHBC

Deposit

10%

Properties on the development

121

Percentage of development sold

47

Site completion date

Completed

Tenure

Leasehold - 125 years

Ground rent - £300 per annum

Service charge £1.70 a square foot/ annum guide

Parking Space - £10,000

Developer's solicitor

To be confirmed shortly

Extras included in price

Flooring and all white goods

Kitchen bedroom and bathroom choices

None

Completion procedure

A Home demo can be arranged up to 1 week prior to completion. Any items needing attention will then be rectified prior to completion.

- All of the above particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.



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SPECIFICATION

KITCHENS

Custom designed units with laminate worktops with stainless steel sink, under-counter lights, integrated electric stainless steel oven, electric hob, extraction hood, integrated fridge/freeze and washer/drier.

BATHROOMS AND EN-SUITES

White pressed steel bath with shower attachment, custom built vanity unit, concealed dual flush WC, lever mixer tap set to basin. Ceramic tiling to bathroom, shower with sliding screen or bi-fold door, close coupled WC and basin to en suites.

FLOOR COVERINGS

Vinyl floor covering is fitted to kitchens, bathrooms and en-suites, with carpeting elsewhere.

HEATING

Programmable electric panel heaters fitted.

LIGHTING

Recessed low-voltage down lighting is fitted to kitchen, bathroom and hallway, with pendant fittings elsewhere.

ELECTRICAL INSTALLATION

TV/FM connection point and telephone point in living room area. All apartments have facility for Sky+ satellite television through a communal satellite dish (Integrated Reception System).

WALL AND CEILING FINISHES

Walls and ceilings finished with white emulsion paint.

WINDOWS AND DOORS

Colour coated aluminium, double glazed windows and external doors. Balconies will have a glass balustrade with stainless steel hand rail. Veneered doors come with brushed chrome ironmongery throughout.

JOINERY - Skirting, architrave and window board in square section MDF decorated in white satinwood.

LIFT INSTALLATION - 2 No. eight person lifts.

SECURITY - Each apartment has a colour video entry phone connected to the pedestrian entrance door.

PARKING - Secure ground floor car parking spaces are available to purchase separately.

AMENITY - A private communal garden area comprising both hard and soft landscaping will be constructed at first floor level and is available to all residents.

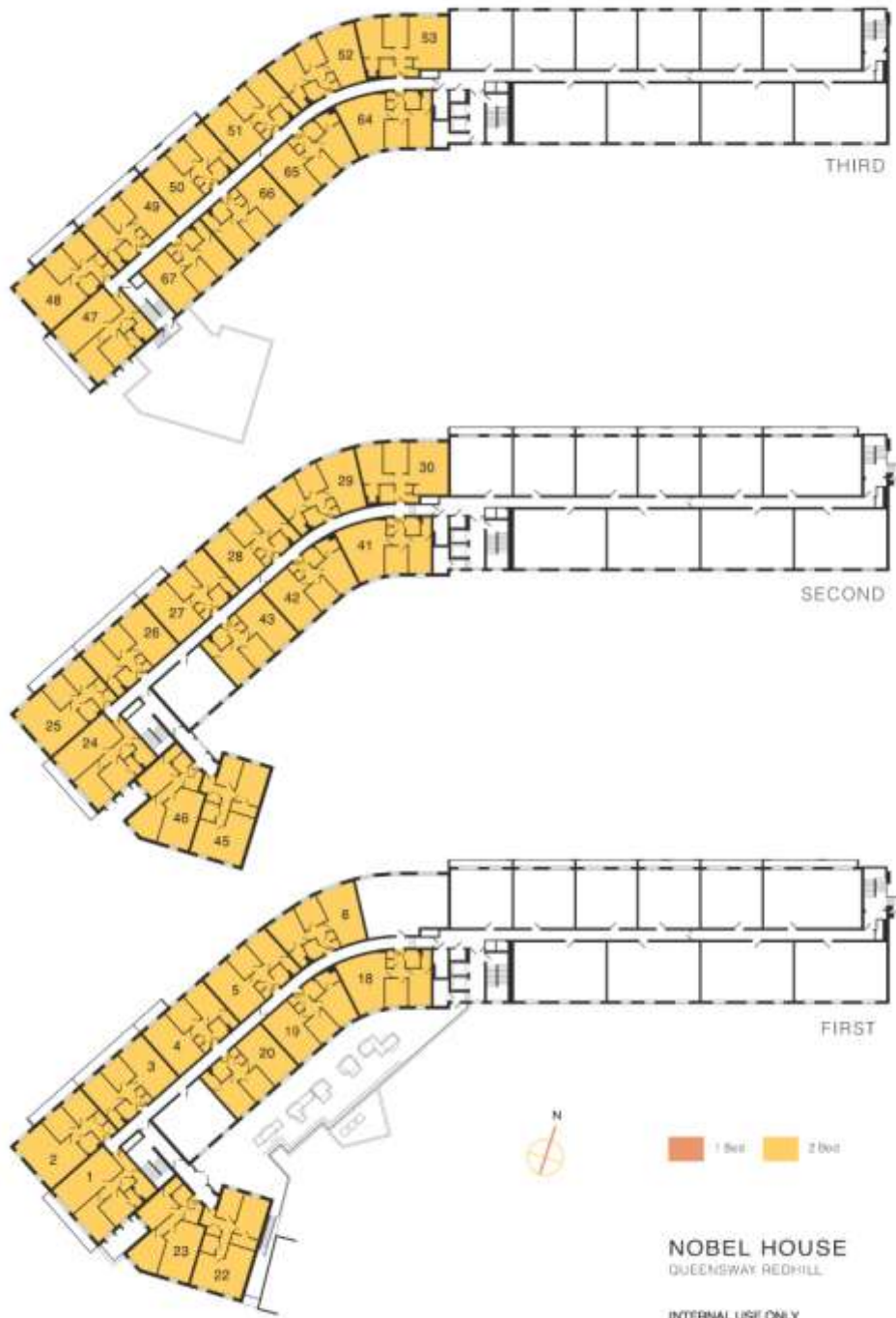


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FLOOR PLANS

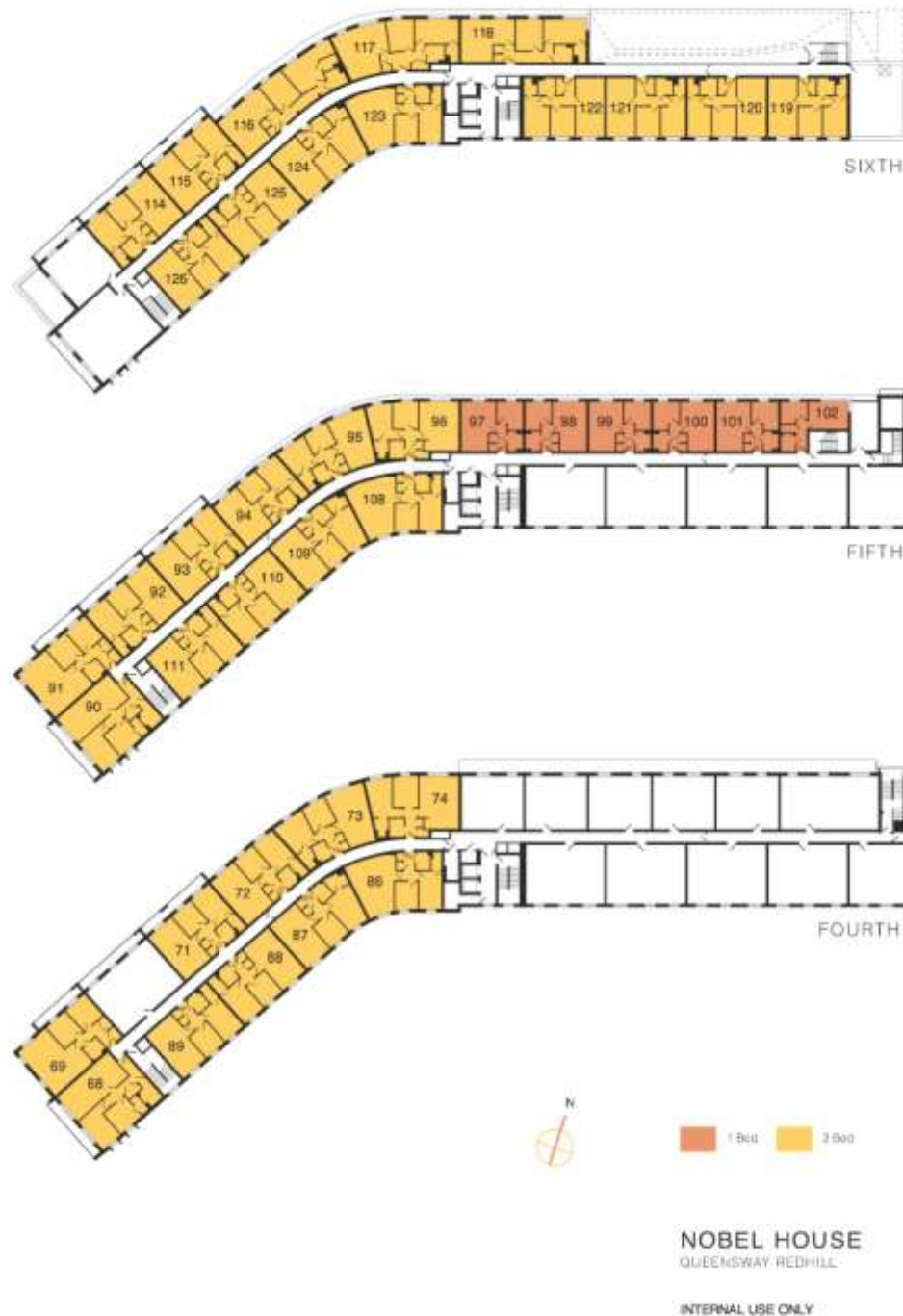


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LOCATION



DIRECTIONS

BY ROAD

With the A23 and A25 converging at Redhill you'll find yourself at the hub of a road network that makes getting around by car a straightforward process. The M25, junction 8 is just over 2 miles away, linking with the M23 south to Brighton. Major towns like Crawley, Guildford and Croydon are all easily accessible.

BY AIR

Gatwick Airport is around 8 miles away by road putting access to mainland Europe and the wider world within easy reach.

BY RAIL

Redhill station offers regular services to London Bridge and Victoria, with journey times of around 30 minutes, or south to Gatwick and Brighton with minimum travel times of approximately 10 minutes and 1 hour respectively. A service also operates to Guildford and Ashford International via Tonbridge.

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LETTING

Letting Supermarket are the recommended Letting Agents of Mark Alexander at Property118.com. They are members of ARLA and The Property Ombudsman (Lettings). They carry Professional Indemnity Insurance and Client Money Protection Insurance and use only professionally qualified Inventory Clerks.

They offer a full management service for £34.99 per month plus VAT which includes:-

- Visiting your property, taking particulars and floor plans.
- Setting up an online account to store your documentation so it can be accessed at any time
- Advertising your property on the major property portals
- Accompanied viewings
- Referencing tenants and guarantors
- Inventory and schedule of condition prepared by an AIIC qualified inventory professional
- Organising Gas Safety Certificate as required (additionally charged)
- Tenancy and Guarantor Agreements
- Taking meter readings on check in and check out and informing utility companies of tenancy change over
- Deposit registration (This is an additional cost of £25 + VAT annually)
- Periodic property checks
- Organising maintenance management
- Rent Collection with payment forwarded to your account by BACS and monthly rental statement
- Rent guarantee insurance with legal protection insurance.
- Check Out at the end of the tenancy

The rental guarantee policy, which is underwritten by a fully FSA accredited insurance company, pays out if the tenants fall more than a month in arrears and thereafter for any further missed payments until vacant possession of the property is recovered. The legal protection insurance covers all costs associated with eviction.

Please let me know if you would like me to arrange an introduction.



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SALE TERMS AND PROCEDURES

Viewing

Please advise us should you intend to view the property. The developer has requested all viewings are announced. Please note this opportunity is NOT available on site and is exclusive to us, confirmation of which can be provided if required. Please note that the Site Sales Negotiator has not been authorised to sell at this price.

Reservations

To reserve, please contact us to request a reservation form. Thereafter print off, sign and forward to the developer with your reservation fee as stated on the reservation form.

Legal info

See General Information page.

Valuations

Please note either the development sales office or developer head office telephone number for valuations.

After Sales Service

I will be your main point of contact up to the point of exchange of contracts. Thereafter the developer will provide full after sales service, details of which can be attained either via the site sales office or head office.

Exchange/ completion

A deposit of 10% must be paid on exchange of contracts in the event the property is unfinished. If however the property is ready for occupation the sale generally exchanges and legally completes simultaneously.



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RECOMMENDED PARTNERS



Howard Reuben,
Principal and Whole of Market Adviser
H D Consultants 01206 577266



As our name suggests we are a Whole of Market brokerage providing a comprehensive mortgage and financial advice service. H D Consultants is an FSA authorised Firm, this means that we deal with all aspects of Home Finance, providing qualified, experienced and tailored advice from mortgages to all the relevant related property and personal insurances. Our team of Advisers have whole of market access to all types of residential, BTL and commercial mortgages and this ensures that our customers receive the best mortgage product to meet their circumstances and needs.

Because our Mortgage Advisers do not work within a restricted panel, we are able to take advantage of the whole of the mortgage market, including exclusive deals only available via our network and professional affiliations, when sourcing a deal for you. From initial contact through to completion you will be looked after by one of our team of qualified professionals who will help you throughout the entire process. We actively review the market for the best deals, on a daily basis, and we are able to review your requirements to establish if we can find a better mortgage throughout the term of the mortgage.

We look forward to working with clients of Your Property Concierge.

Mortgage Availability

Howard Reuben of HD Consultants is the recommended mortgage and insurance broker for Your Property Concierge. You are, of course, free to use and broker you choose. The figures below are for guidance only and you should note that I am not a mortgage broker myself and that I am not authorised to provide financial advice. I am unaware of your personal financial circumstances and this will, of course, be part of any mortgage lenders decision making process. However, "in principle" the following terms are available:-

- 1. Barclays Bank (trading as Woolwich) – 70% of the purchase price, interest only up to 25 years. Buy to let 2 Years Tracker 3.89% then Tracker 4.99% thereafter, £1,999 fees can be added to the loan.**
2. Abbey, a brand of Santander UK – 70% of the purchase price, interest only up to 25 years. Buy to let 2 Years Tracker 3.55% then Tracker 4.74% thereafter, £1,495 fees can be added to the loan.
3. Leeds Building Society – 80% of the purchase price, capital repayment up to 25 years. Buy to let mortgage, Interest rate variable 2.84% for two years thereafter variable rate currently 5.69%, fee £300.

I recommend that you speak to Howard to obtain a personalised quotation. Please let me know if you would like an introduction?

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QUESTIONS AND ANSWERS

Q - Does the Your Property Concierge cover the whole of the UK?

A – Yes and No. We mainly focus on the North of England; where we are most experienced and have the greatest number of contacts, but from time to time we have property opportunities in the South and further North also.

Q - What types of properties are available through Your Property Concierge?

A - We offer residential properties primarily new build houses and apartments and some Repossession Properties

Q - Do I have to buy a property if I register with Your Property Concierge?

A - No. By registering you make absolutely no commitment to buy.

Q - How do I buy a residential property through Your Property Concierge?

A - It's as easy as 123, and we will help you every step of the way.

- **Step 1:** Contact Your Property Concierge to make an offer on a selected property. We then negotiate directly with the developer to obtain the very best price for you.
- **Step 2:** Complete the reservation form sent to you by email, then send it back with a non-refundable reservation cheque for £1,000 made payable to the developer name as stated. Note this amount comes off the purchase price.
- **Step 3:** Liaise with the solicitor you nominate to ensure that exchange or completion takes place within 28 days of receipt of purchase contracts.

Q - Does Your Property Concierge charge buyers an arrangement fee?

A – No, there's no charge for our services, developers pay us. Fees may apply on other properties.

Q - If I make a purchase through Your Property Concierge, who do I pay?

A - As a buyer, you'll never pass any money to the Your Property Concierge. You pay a reservation fee to the developer and the deposit to the solicitor you nominate.

Q - What discounts can I expect to achieve with Your Property Concierge?

A - We negotiate with developers to secure the best possible discounts, which we then pass on in full to the buyer. Discounts typically range from 20% to 30% and sometimes more!

Q - Why do developers offer such large discounts via Your Property Concierge?

A - Developers still need to hit their sales targets even in today's tough economic times. They use our services to help them meet their sales targets. Also, developers need to release capital tied up in current developments to put into new developments.

Q - Why don't I just go direct to the developer?

A - Developers offer exceptional discounts through us because we'll sell properties in greater numbers. An investor buying one or two properties outside of Your Property Concierge simply couldn't secure the same level of discount.

Q - Are the discounts real through Your Property Concierge?

A - Yes. Discounts are not artificially inflated. We assess the Market Value of each opportunity with comparable sold data, local surveyors and estate agents, but Market Value is never quantifiable to an exact figure or guaranteed.

Q - If the property deals are so good why doesn't the Your Property Concierge buy them?

A – We do and have done in the past, but for now we have enough properties, almost 90, so the concentration is now on helping others to benefit from these great opportunities.

Q - Do I have to use a particular broker, solicitor or financial advisor?

A - No. You can make your own decision on which companies to use; you can use your tried-and-tested ones, or we can direct you to companies that can offer you introductory discounts.



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