

INVESTOR FACT SHEET

ADDRESS

Nebula
Egerton Street
Sheffield
S1 4JX

DEVELOPER

Wilton Student Developments
(Egerton) Limited

PLANNING PERMISSION

[Original application](#) for students

CONTRACTOR

Reynolds Property Construction
Limited (RPC)

MANAGEMENT COMPANY

[Cloud Student Homes](#)

COMPLETION

August 2020

BUILD WARRANTY

10-year new build

LEASEHOLD

997 year lease
£500 p.a. ground rent (5-year CPI
increase)

UNITS/FLOORS

155 studios and en-suite bedrooms
8 floors

PRICES

£56,000 -£106,000

INCOME YIELD

8% of the purchase price for 3 years
paid October, February and May

Includes all service charges and
management fees. Excludes wear
and tear, deep 'sparkle' clean (approx.
£70 at the end of tenancy), mattress
protector (approx. £15 at the end of
tenancy), any bank transfer fees and
content insurance (£15 p.a.)

PAYMENT SCHEDULE

Cash only

1. £5,000 on reservation
2. 50 % on exchange (minus
reservation fee)
3. 25% in March 2019
4. 25% on completion (approx.
August 2020)

BANK DETAILS FOR RESERVATION FEE

Santander, Bootle, Merseyside.

Account name: WILTON STUDENT
DEVELOPMENTS (EGERTON) LTD

Account number: 44612348
Sort Code 090129
BIC: ABBYGB2LXXX
IBAN: GB25ABBY09012944612348

SECURITY OF FUNDS

- The majority of the development is already sold out
- The main building structure has already been completed
- Monies transferred to the developer's client account can only be used upon receipt of invoices specifically for the development of Egerton St, Sheffield
- Invoices are signed off by an independent quantity surveyor, architect and the developer



INVESTOR FACT SHEET

SPECIFICATION

Each STUDIO will be equipped with:

- Double bed
- Fitted wardrobes
- Kitchenette with fitted oven, hob and sink
- Seating / dining area
- Workstation with study chair
- Shelving and drawers
- En-suite with shower cubicle, vanity sink unit and toilet
- Carpet, blinds and light fittings and personal safe
- Internet with high-speed WiFi

Each EN-SUITE will be equipped with:

- Small double bed (4ft wide)
- Fitted wardrobes
- Workstation with study chair
- Shelving and drawers
- En-suite with shower cubicle, vanity sink unit and toilet
- Carpet, blinds and light fittings
- Personal safe and individual fridge
- Internet with hi speed Wi-Fi and an Ethernet connection

BUILDING FACILITIES

- Laundry
- Bike storage
- Reception
- Mail room for collection and distribution of parcels
- Communal social room
- Gym
- CCTV on all floors and in lifts
- Secure card access to the building and onto each floor (via the stairs and the lift access)
- Ground floor garden and outdoor terracing area



TURYAP[®]
UK