



SKYLINE



TURYAP[®]
UK



LUXURY 1- & 2-BED TURNKEY APARTMENTS FROM JUST £65,850 WITH A 7% NET INCOME GUARANTEE



Gaze upon ornate and historic architecture from the windows of this iconic luxury residence with all the requirements of modern life inside and outside the apartment.

A conversion of an iconic building, which until recently was the headquarters of a household financial institution, Skyline is a statement address in the epicentre of Bradford. Surrounded by ornate and historic architecture, these apartments provide residents with an exclusive window to the world from the comfort of modern luxury, with access to all the facilities one would expect to find on the doorstep of any city pad.

Skyline is a unique development. Situated in the centre of Bradford's shopping district, it is located above some of its most popular retail locations, so the convenience of the city's amenities will never be far for its tenants.

Since being one of Bradford's prime commercial properties, the size and scale of the development will offer a view of the city unlike any other residential property. Sitting high above the surrounding skyline, the architect's designs will ensure style in a comfortable setting to allow young professionals the space and convenience they need in the heart of this growing city.

Located next to The Broadway, a £260m shopping and leisure complex and with a whole host of bars and restaurants, Skyline is the perfect residential hotspot for those looking to embrace a more urban lifestyle. The Bradford Interchange, being tipped for a high speed rail linking Manchester and Leeds, is just minutes away.

Bradford is a city of culture, heritage and plenty of natural beauty. As one of the fastest growing energetic cities in the UK, investment is pouring into the city centre with business, retail and housing developing at an increasing pace.

Located in West Yorkshire, 8.6 miles west of the city of Leeds, Bradford's cultural diversity makes the city an exciting place to work and live. It is the world's first UNESCO city of Film, home to the National Media Museum and has been voted the UK's Curry Capital for 3 years running. There is something to offer every lifestyle.





A STORY WORTH INVESTING IN



Bradford enjoys a rich heritage and a varied mix of cultures and languages. Former home of literary greats such as the Brontës, two UNESCO heritage sites and surrounded by beautiful countryside, it's easy to see why Bradford is ranking highly on so many charts.

The city aims to be the UK's fastest growing economy over the coming decade, increasing the value of its economy by £4 billion, getting 20,000 more people into work and improving the skills of 48,000 residents. It also aims to be the next city of culture in 2025.

Bradford is the 4th largest metropolitan authority in England with a growing population of 534,300. 23.7% of the population are aged under 16 compared with 18.8% nationally making Bradford the youngest city in the UK.

Bradford has an economy worth over £9.5bn, the eighth largest in England and the third largest in the Yorkshire region after Leeds and Sheffield, and it's growing fast. Set to grow by around 25% over the next decade, it will contribute 15.4% of the total growth within the Leeds City Region to 2020.

There are 17,620 businesses employing 198,600 people, accounting for 15% of the total employment in the Leeds City Region.

A number of major companies have their headquarters in the district including Morrisons, Provident Financial, Yorkshire Building Society and Hallmark Cards. This includes two FTSE 100 companies, more than any other city in the Northern Powerhouse.

Bradford-based companies employ over 250,000 people across the UK with a combined turnover of more than £30 billion, it also has the 4th highest number of manufacturing jobs of any city in the UK after London, Birmingham and Leeds.

A thriving digital sector and an overall powerful culture

of entrepreneurship, self-employment has grown way ahead of the national average.

The city centre remains the key location for employment in the district, particularly office based employment. There are 33,500 jobs located in Bradford city centre which is one in six jobs in Bradford There are 10,700 jobs in financial and business services, 10,500 in the public sector, 3,800 in retail and 1,700 in accommodation and food services based in the city centre

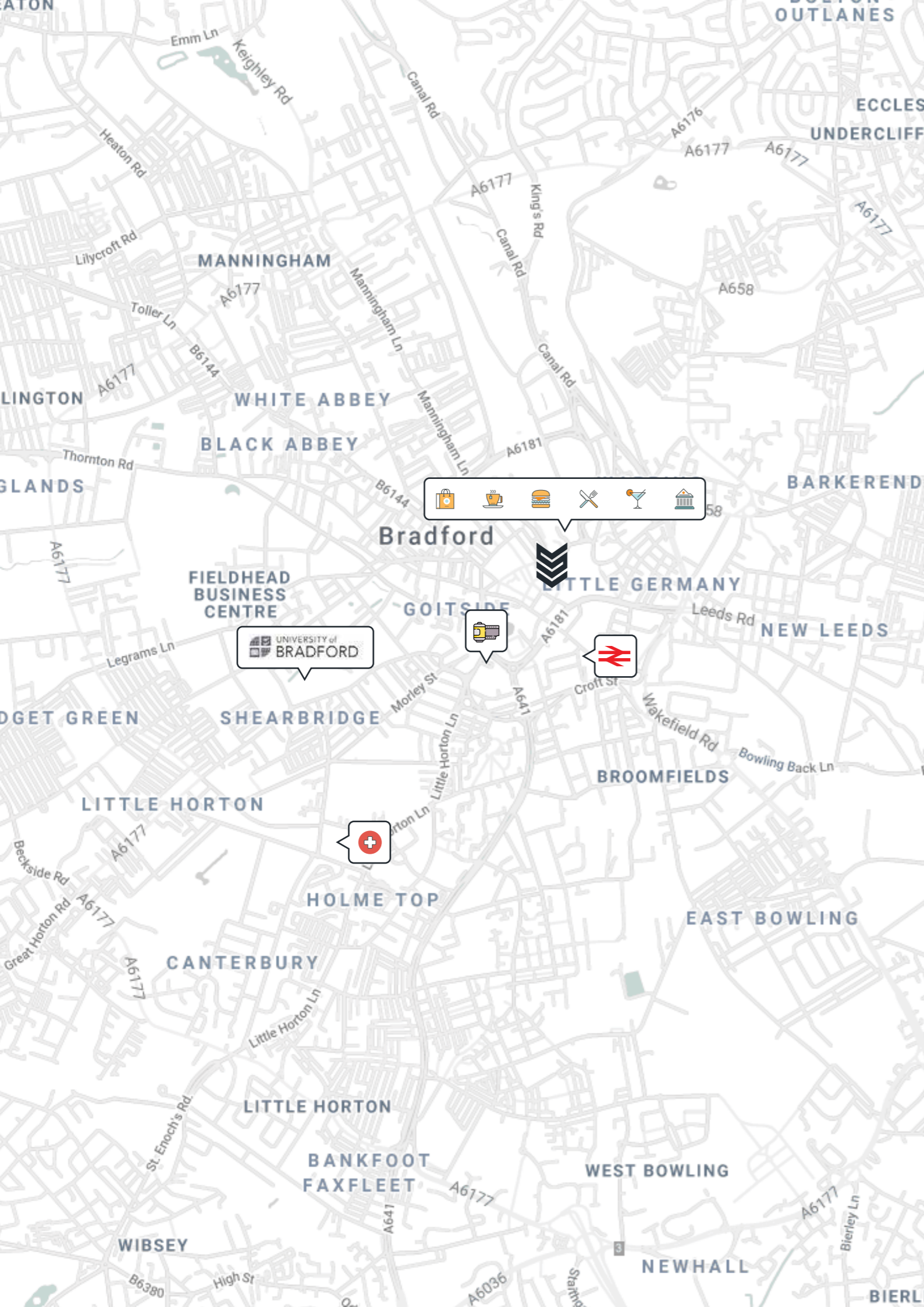
The development of The Broadway shopping centre has brought a whole new dimension to the city, accelerating the city's retail ranking by 29 places and drawing in millions more shoppers to the city centre.

Over £1 billion of investment has been placed in the city over the last seven years including the Broadway shopping centre, the Southgate office development and three new hotels.

46,000 people commute between Bradford and Leeds each day, the largest flow between any two cities in the UK. Bradford receives a significant net inflow of commuters from Kirklees and Calderdale.

Bradford has been designated the world's first UNESCO City of Film, Saltaire model village is one of only two World Heritage sites in Yorkshire while the National Science and Media Museum in the city centre is among the most visited museums outside London averaging 650,000 visitors a year.

An estimated 9.2 million people visit the district each year.



TRAVEL TIMES

- LONDON
2 hours 40 minutes
- MANCHESTER
60 minutes
- LEEDS
20 minutes
- BIRMINGHAM
1 hour 2 minutes

ON FOOT

- UNIVERSITY OF BRADFORD
13 minutes
- BRADFORD INTERCHANGE
6 minutes
- SHOPPING
1 minute
- BARS & RESTAURANTS
1 minute



EACH APARTMENT COMES
FURNISHED AND IS FULLY
MANAGED, MAKING
THIS A TRUE TURNKEY
INVESTMENT.



SPECIFICATION



SKYLINE

126 1- & 2-bed apartments
9 floors
3 lifts

KITCHENS

Contemporary fitted kitchen
Under unit lighting
Fan assisted oven
Induction hob and extractor fan
Larder fridge/freezer
Washer/dryer
Microwave

FLOORING

Hallway: laminate
Kitchen and living room: laminate
Bathrooms: tiled
Bedrooms: carpet

BATHROOMS

Contemporary fittings
Wall mounted shower head
Towel rail

FURNISHINGS

Full furniture pack included

ELECTRICAL & COMMUNICATION

TV points to living area and principal bedroom
Satellite TV pre-wiring to all TV ports
Contemporary white switch plates and sockets
Telephone points to living area

INTERNAL FINISHES

Internal doors with chrome fittings
Chrome Ironmongery

EXTERNAL

Parking spaces available (basement)
Bin store

SAFETY & SECURITY

Key card for main entrance lift and car park
CCTV entrance system with automated door entry
CCTV in all communal areas and car park
Smoke detectors in all apartments and communal areas
Electronic external gates

MANAGEMENT

Fully-managed on your behalf for a true turnkey investment



1-BED APARTMENT



2-BED APARTMENT







PAYMENT STRUCTURE



List price	£65,850
Reservation Fee	£5,000
25% deposit on exchange	£16,462
25% staged deposit (2 months after exchange)	£16,462
50% (minus deposit) completion payment	£27,924

