

Fast Facts

THE CURVE 2

Birmingham, United Kingdom

 **THE
CURVE 2**
At
Park Central

**Developer:**

Galliard Homes

Total Number of Units:

46 apartments

Completion:

Q4 2018 (estimated)

Lease Term:

250 years

Address:

Park Central, Attwood Green, Birmingham

Price Range:

1 Bedroom from £182,400 (from 493sq.ft)
2 Bedroom from £229,900 (from 659 sq.ft)

Service Charge:

£2.03 per sqft, per year

Ground Rent:

1 Bedroom - £250
2 Bedroom - £350

Letting Fee:

75% + VAT(20%) of first month's rental
(Paid on each new tenant)

Management Fee:

10% + VAT gross monthly rental payable
every 6 months in advance and deductible
from rental income

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Location

THE CURVE 2

Birmingham, United Kingdom



LANDMARKS

- | | | | | | |
|---|---------------------------------|----|----------------------|----|---------------------------------|
| 1 | Broadway Plaza | 7 | Crowne Plaza Hotel | 13 | Birmingham Museum & Art Gallery |
| 2 | Cineworld | 8 | The Mailbox | 14 | O2 Academy Birmingham |
| 3 | Brindley Place Business Hub | 9 | The Cube | 15 | Quarter Horse Coffee Roasters |
| 4 | Brindley Place | 10 | Tesco Express | 16 | Hippodrome Theatre Birmingham |
| 5 | Barclaycard Arena | 11 | Spar | 17 | Bullring, Birmingham |
| 6 | International Convention Centre | 12 | Birmingham Town Hall | 18 | Malmaison Birmingham |

EDUCATION

- | | |
|---|--|
| 1 | Birmingham City University, City South Campus |
| 2 | University of Birmingham, Campus The Vale |
| 3 | St Thomas C of E Academy |
| 4 | St Catherines Catholic Primary School |
| 5 | University College Birmingham |
| 6 | Birmingham City University, City Centre Campus |



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Highlights

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 **THE CURVE 2**
At
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- Reputable Developer - Galliard Homes
- Quality Finishings with Award Winning Builder - Crest Nicholson
- Within 10mins to City Centre
- Attractive prices starting from £255K onwards
- Targeted Completion: Q4, 2018
- Payment Terms: 15% Deposit (10% within 3 weeks of reservation and 5% payable 6 weeks after exchange) / 85% completion

BIRMINGHAM CONNECTIONS







WALKING TIMES FROM THE CURVE 2	
13 mins	Bullring Shopping Centre
15 mins	New Street Station   The Mailbox
18 mins	Future Arena Central
20 mins	Brindley Place







BUS TIMES FROM THE CURVE 2	
6 mins	Bullring Shopping Centre New Street Station  
11 mins	Curzon Street HS2 Station
13 mins	Birmingham City University, City Centre Campus
16 mins	Jewellery Quarter
19 mins	University of Birmingham



DRIVE TIMES FROM THE CURVE 2	
5 mins	Mailbox Brindley Place
7 mins	New Street Station  
8 mins	Curzon Street HS2 Station
20 mins	Birmingham   International Airport <small>12 mins from New Street Station by train</small>



140 DIRECT ROUTES

-  New York
-  Istanbul
-  Dubai
-  Major European hubs

Interior

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Purchase Process

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01

On Reservation

- Fill, sign, and submit reservation Form
- Pay **reservation fee (£5,000)**
- Prepare AML documents

02

Exchange of Contracts

(Within 3 weeks of reservation)

- Sign legal documents and send back to solicitor
- Send AML documents to solicitor
- Make **deposit payment (10%)** to buyer's solicitor
- Pay **legal fees (~£1,500)**

03

Within 6 weeks of exchange

- Make **deposit payment (5%)** to buyer's solicitor

04

Upon Completion

(Q4, 2018)

- Pay **balance payment (85%)** to buyer's solicitor
- Pay Stamp Duty

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