# Fast Facts

THE CURVE 2

# Birmingham, United Kingdom





### **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

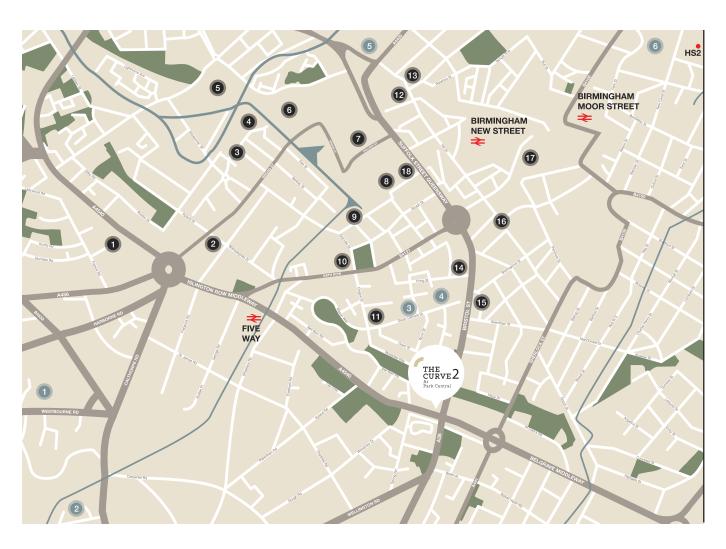


# Location

## THE CURVE 2

# Birmingham, United Kingdom





### **LANDMARKS**

- Broadway Plaza
- 2 Cineworld
- Brindley Place Business Hub
- 4 Brindley Place
- 5 Barclaycard Arena
- International Convention
- 7 Crowne Plaza Hotel
- The Mailbox
- 9 The Cube
- 10 Tesco Express
- Spar
- 2 Birmingham Town Hall

# Birmingham Museum & Art Gallery

- 02 Academy Birmingham
- 15 Quarter Horse Coffee Roasters
- 16 Hippodrome Theatre Birmingham
- Bullring, Birmingham
- 18 Malmaison Birmingham

### **EDUCATION**

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



# Highlights

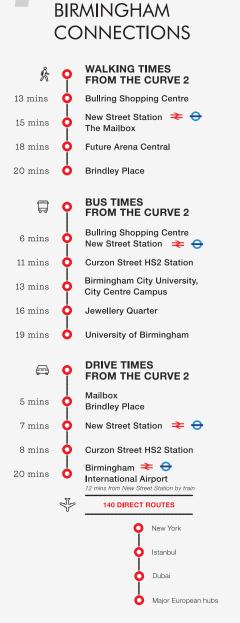
THE CURVE 2

# Birmingham, United Kingdom





- 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





# Interior

THE CURVE 2

Birmingham, United Kingdom











# **Purchase Process**

THE CURVE 2



Birmingham, United Kingdom

01	On Rese	ervatior

- 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

