

Boiler House First Floor Loft 1 1

56 m² gross area

Style

Open plan loft space for commercial/residential use with original brickwork to external walls and exposed steel columns and roof beams.

Accommodation

Open plan loft with sand-blasted original brickwork to external walls, exposed steel columns and roof beams and Raynears industrial style double glazed windows. Separate shower room with ceramic tiled walls and floors.

Kitchen

Wellmann kitchen incorporating: Smeg multi-function oven, ceramic hob, fan, fridge with ice-box, washer drier and integrated dishwasher. Laminate worktop with aluminium trim and under-cabinet spotlighting.

Shower Room

White suite comprising shower with thermostatic mixer and multi-mode shower head, concealed cistern WC and wash basin, fully tiled walls and floor. Recessed lighting and mirror above wash basin and WC.

Lighting

Glass cube ceiling lights, stainless steel up/down wall lights. Recessed light fittings to hallway and bathrooms.

Wall/ceiling finishes

Sand-blasted original brickwork to external walls, original steel columns and roof beams left exposed. Plaster finish to all other walls and ceilings, painted white emulsion, except where tiled.

Electrical installation

13a power and cat5 networked data and telecom cables installed to wall and floor positions. TV point.

Heating/hot water

Electric under-floor heating* throughout, except in shower room where a heated towel rail is provided. Hot water from Megaflo electric hot water system.

Parking

Two parking spaces within secure courtyard.

Illustrative Example

11 Boiler House – Studio Loft Apartment

Purchase price	£ 95,000.00
Loan amount (including 3.5% arrangement fee)	£ 73,743.75
Deposit	£ 23,750.00
LTV	75%
Mortgage rate - 3 year fix	4.19%
Net annual income before mortgage - 7% return	£ 6,650.00

Interest only mortgage

Annual repayments	£ 3,089.88
Net income after management, service charge and mortgage payments	£ 3,560.12

15.0% return on deposit in the first year

Repayment mortgage

Annual repayments	£ 4,764.00
Net income after management, service charge and mortgage payments	£ 1,886.00

7.9% return on deposit in the first year

7.2% of loan repaid in the first 3 years

For illustrative purposes only.
Mortgages can be tailored to individual needs and are subject to financial approval.