

## Boiler House First Floor Loft 13

52 m<sup>2</sup> 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 Velfac timber/aluminium composite 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

### 13 Boiler House – Studio Loft Apartment

Purchase price	£ 90,000.00
Loan amount (including 3.5% arrangement fee)	£ 69,862.50
Deposit	£ 22,500.00
LTV	75%
Mortgage rate - 3 year fix	4.19%
Net annual income before mortgage - 7% return	£ 6,300.00

#### Interest only mortgage

Annual repayments	£ 2,927.16
Net income after management, service charge and mortgage payments	£ 3,372.84

**15.0% return on deposit in the first year**

#### Repayment mortgage

Annual repayments	£ 4,513.56
Net income after management, service charge and mortgage payments	£ 1,786.44

**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.