



## **"#47"- LEICESTER**

Aronex Developments is proud to present our latest development, **"#47"**. Ideally located in the heart of Leicester City Centre, it will provide luxurious **"47 Student flats"**, offering a mix of Studios and 1, 2 and 3-bedroom flats.

*Aronex Developments has sold out and delivered 5 projects to date. This is the 2<sup>nd</sup> development they have launched in the city of Leicester.*

**"#47" – LEICESTER: 47 Clarence Street, Leicester, LE1 3RW**

## **Details of #47 Project:**

**Type:** Student Accommodation

**Total Student Flats:** 47

**Number of Studios:** 36

**1 bed Apartments:** 9

**2 bed Apartments:** 1

**3 bed Apartments:** 1

**Planning Permission:** Approved

**Studio Size -** Approx. 30 sqm

**1 Bed Size –** Approx. 36 sqm

**2 Bed Size –** Approx. 60 sqm

**3 Bed Size –** Approx. 91 sqm

**Unit Price:** – from £69,900

**Rental Income:** 7% NET for 5 yrs

**Completion:** Q4 2018

**Leasehold:** 250 years Lease

### **Payment Structure:**

- £5000 reservation fee
- 40% paid on exchange  
(*Within 30 days*)
- 30% paid by 30<sup>th</sup> June 2018
- Balance on completion

### **Construction Interest:**

3% on paid deposit from exchange until completion

**Ground Rent:** £500 per year (Not NET of rental income)

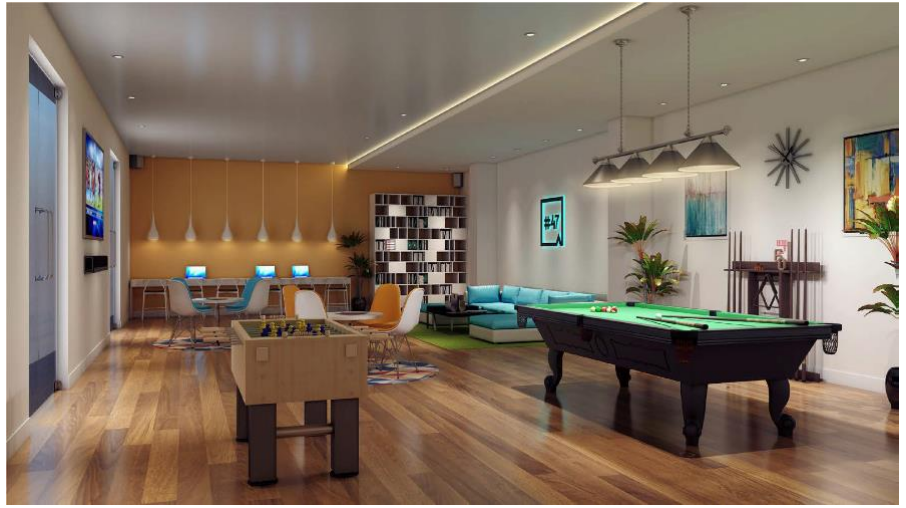
**Communal Facilities:** Games Room, laundry, roof terraces, bicycle storage and much more!

**Management Fee/Services Charge:** Approx. £1250 per year only payable if NOT in rental guarantee

**Management Company:** Mughni Management Company ([www.mughni.co.uk](http://www.mughni.co.uk))

**Client Solicitors:** R W Anderson & Co Solicitors ([www.andersonrw.com](http://www.andersonrw.com))

**Client Solicitor Fees:** £800 + VAT inclusive of disbursements



For more information visit [www.waltonandallen.co.uk/number47](http://www.waltonandallen.co.uk/number47)