

## Ashdene Park, St Helens, Merseyside

This mixed new development of apartments and houses offers an excellent investment opportunity with high anticipated capital growth and strong rental demand.



Ashdene Park is on the South East fringe of St Helens & consists of six apartment blocks and twelve houses built on an enclosed plot with its own access close, car parking and landscaping. The houses are complete and ten of the twelve have been sold to owner occupiers. Apartment blocks 'A' and 'B' are nearing completion. The other apartment blocks are at a relatively early stage. The apartments have their own enclosed car parks with secure entrance thus rendering them essentially gated developments

St Helens is a vibrant industrial town, the home of glass giant Pilkington and the famous St Helens rugby league team. The town is located on a straight line between Liverpool (10 miles) and Manchester (20 miles) and is within 5 miles of the M62. It therefore has ready access to these major employment and amenity centres and to the growing Warrington/Runcorn industrial heartland. The beauty spots and resorts of North Wales, Cheshire and the Lake District are all within easy motoring range.

### Summary of features

Superb discounts on these two bedroom apartments with all town centre amenities and strong lettings demand.

- 5 two bed apartments
- 20% discount
- Immediate equity £25,000
- From £165 per sq ft
- Ready mid February 2007
- Exempt from stamp duty
- Strong growth potential

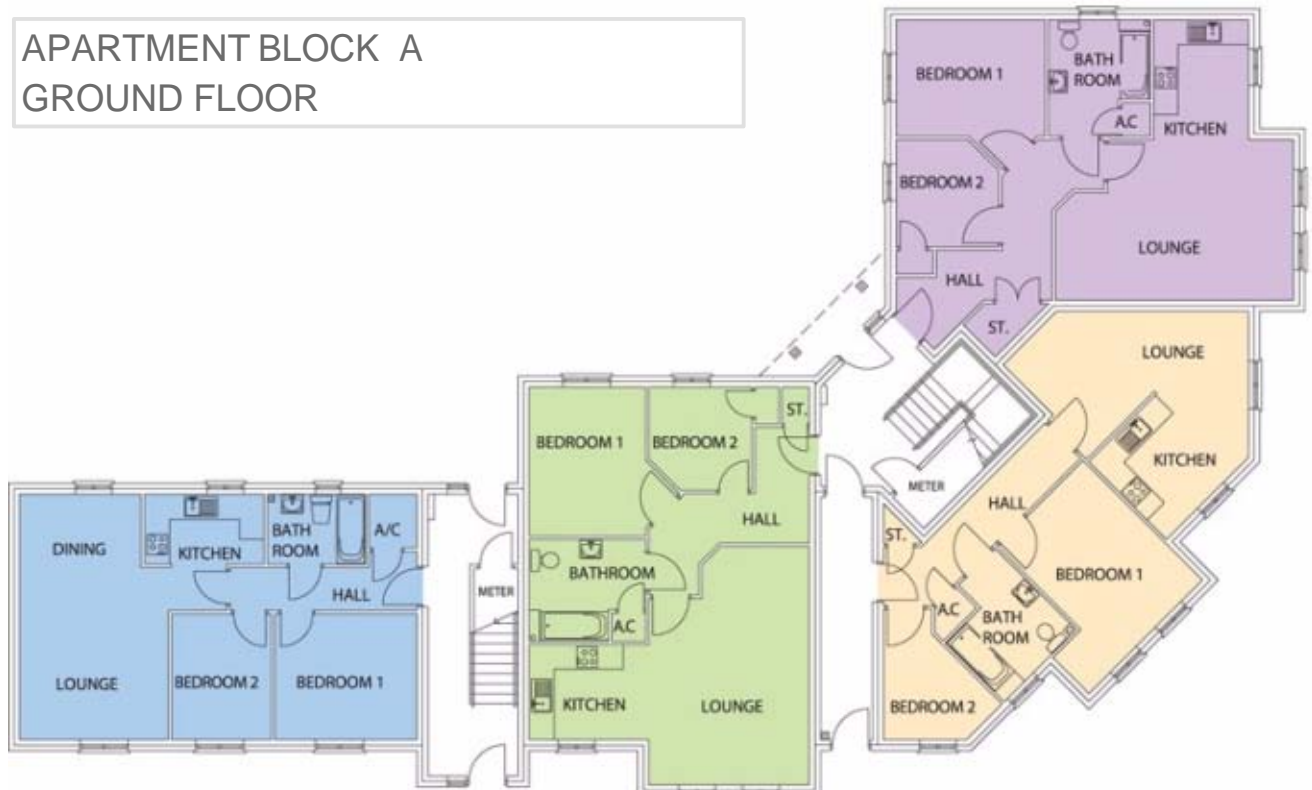
# Floor plan

## APARTMENT BLOCK A FIRST AND SECOND FLOORS

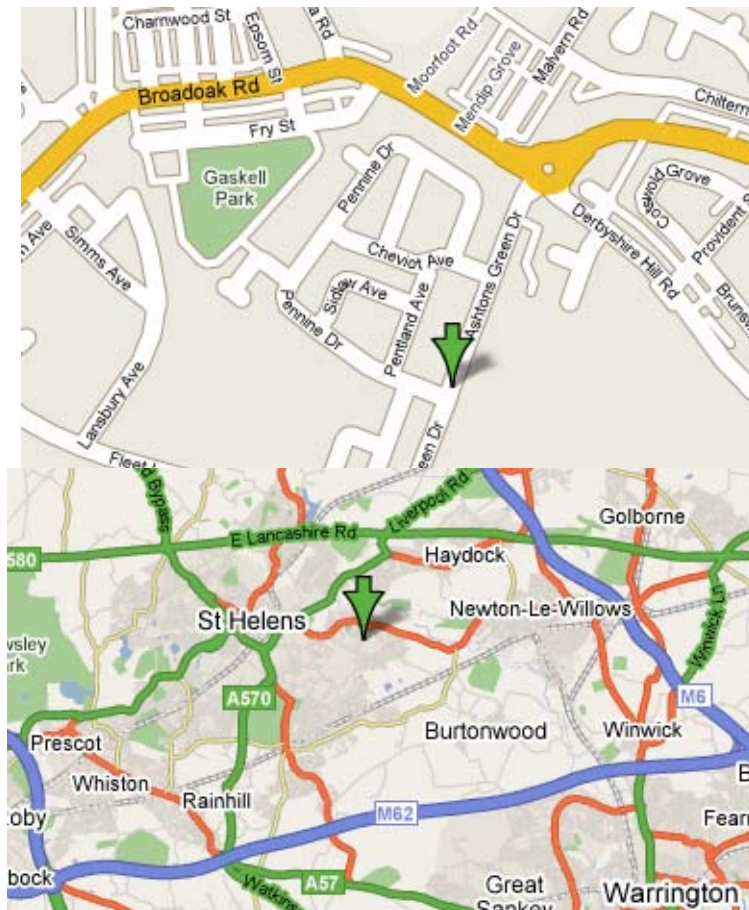


Color codes  
plot 4 ground floor green  
plot 7 first floor pink  
Plot 8 first floor orange  
plot 10 second floor pink  
plot 11 second floor orange

## APARTMENT BLOCK A GROUND FLOOR



## Location



The development site itself has very frequent public transport links to St Helens and Warrington shopping centres. There is no impingement on the development by commercial or industrial activities. The site is bordered on two sides by open heathland. There is an infant day nursery and a handy row of shops in the near vicinity.

It is important to note that Ashdene Park is within three miles of Burtonwood, the site of the proposed Warrington Omega Project. This is a major commercial development which is expected to bring a huge increase to the prosperity, jobs and property prices in the surrounding areas

Planning permission was granted for the go ahead of this major investment by Warrington council on 19th October 2006. This development can only add to the North West region's ever increasing status as a property hotspot with prices set to rise dramatically over the next 5 years.

## Development details

Developer	Harron Homes (North West ) Ltd
Description	Two Bedroom Apartments
Number of units	Five
Discount offered	20%
Parking	Included (one bay per unit)
Freehold/leasehold	Leasehold
Ground rent	Not yet established
Management company	Solitaire Property Management
Management fee	£700 pa
Reservation fee	£1,000
Date of exchange	28 days from reservation
Contract fully assignable	Yes
Lifts	None
Shared Equity	None
Commercial units	None
Warranty cover	10 year NHBC
Stamp duty	Exempt under £125k
Council tax	to be advised
Other special features	None

## Site Plan



## Prices

Flat No	List Price (see note 1)	RentalPCM (see note 2)	Area Sq ft (see note 3)	Price per Sq ft	Rent per Sq ft
4	£125,000	£495	720	£173.61	£0.69
7	£125,000	£525	720	£173.61	£0.73
10	£125,000	£525	720	£173.61	£0.73
8	£125,000	£525	720	£165.56	£0.70
11	£125,000	£525	720	£165.56	£0.70

**Note 1** A discount of 20% has been agreed. Net price is £100,000 per unit.

**Note 2** Rental expectation is based on enquiries made by the diligence study undertaken by Blue Haze.

**Note 3** Areas exclude any external balconies, patios or decking.

### Transaction structure

Reservation fee	£1,000 per unit payable to Harron Homes (North West) Ltd
Deposit on exchange	10% deposit less reservation fee payable on exchange
Arrangement fee	3% of list price plus VAT
Completion	Completion anticipated December 2006
Exchange	Exchange of contracts expected within 28 days of reservation fee placement

# Outline Specification

## Brickwork

Brick and block with rigid board cavity insulation to minimize heat loss.

## Roof

Traditional concrete tile and truss. 250mm of insulation to loft space.

## Kitchen

Single electric oven with electric hob and extractor unit. Space for integrated fridge /freezer. Space and plumbing for washing machine/dryer.

## Bathrooms

Bath and separate shower cubicle plus toilet unit and hand washbasin. Full tiling to shower cubicle with half tiling to bath and hand washbasin. Extractor fan

## Heating System

Electric central heating unit with conventional water distribution to radiators. Thermostatic valves to radiators.

## Internal decoration

Walls magnolia emulsion. Woodwork white gloss. Ceilings smooth skim.

## Electrical

Double sockets throughout. TV aerial to lounge and master bedroom. Phone outlet in entrance hall and master bedroom.

## Floor Coverings

None. Available at extra cost.

## Windows

White PVCu frames. Double glazing throughout. Obscured glass to all bathrooms.

## Doors

Feature pattern steel main entrance. Coated steel faced rear door. Moulded panel internal doors. Chrome furniture and security locks throughout

## Internal Security

Internal alarm system to ground floor units. Security locks throughout. Security locks to windows. Smoke detectors to hallways. Electronic entry to main door with intercom to residents.

## External Security

Gated community. Entrance to apartments is via gated car park area. Electronic entry to car park by residents' fob. Floodlit car park area.

## Outside provisions

Communal area turfed with some shrubs and trees. Security fence to rear perimeter. External meter reading.

## Warranty

National House Building Council (NHBC) 10 year warranty applies.