

# Residential Investment for Sale

Forest Edge Apartments, Sneyd Street, Stoke-on-Trent ST6 2PY

**Asking Price: £1,150,000** for long Leasehold Interest

BWP



## Investment Summary:

- An opportunity to acquire the long leasehold interest (108 years unexpired), of this modern 18- unit apartment block.
- Located next to the Central Forest Park in Stoke-on-Trent.
- Ample on-site car parking.
- VAT not applicable.
- 16 units let on ASTs.
- 2 units sold on long leases.
- Current total Rent £128,400 pa.

**Asking Price £1,150,000 for the Long Leasehold interest, Subject to Contract.**

BWP Commercial Property Ltd

12A Hart Street, Henley-on-Thames,  
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[www.bwpcommercialproperty.com](http://www.bwpcommercialproperty.com)

# Forest Edge Apartments, Sneyd Street, Stoke-on-Trent ST6 2PY

## Description:

Forest Edge Apartments was completed in 2012 and offers a mixture of modern 1 & 2 bedroom apartments, with five 2-bed duplex penthouses.

Two of the apartments have been sold on long leases, sixteen are on short term leases.

The property is arranged over 6 stories, with residential accommodation on the 1st to 5<sup>th</sup> floors. There are eight 1-bed apartments with ensuite shower room, five 2-bed, 2 shower room apartments and five 2-bed, 2 shower room Penthouses.

Two glass atriums, with stairs and lifts serve all the apartments. There is ample parking both under the building and in front of the property.

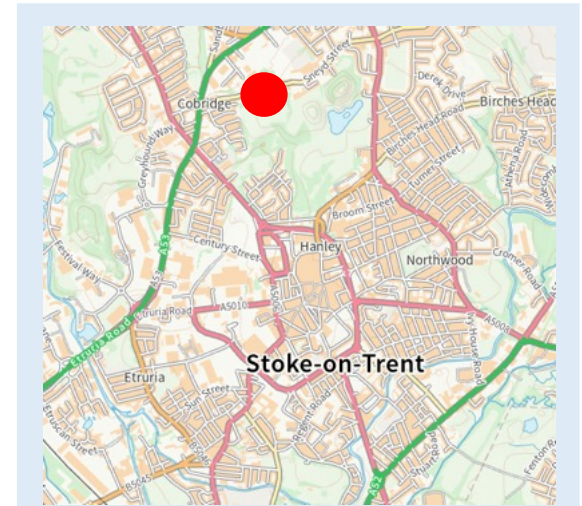
The apartments have been finished to a very high standard and include all white goods.

## Location:

The property is located on Sneyd Street, overlooking Central Forest Park, just to the north of Hanley a main shopping area within Stoke-on-Trent, easily accessible via car, bus or foot. Hanley has many national and independent retailers, restaurants and cafes and is home to the Potteries Shopping Centre.

The property is very well connected with the M6 motorway, with junction 16 (Crewe) only being a 15-minute drive away. Birmingham is just over an hour to the South and Manchester the same time to the North.

Stoke-on-Trent Station is 2.5 miles to the South, which is served by all main railway providers and has direct connections to London Euston, Stafford, Manchester and Crewe. There are several bus routes near by, which can take you into Hanley in 20 minutes or less.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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Unit No:	Occupation	Accommodation	m2	Sq ft	EPC Rating	£ Pcm	£ Pa
28	Sold Long Lease	1 Bed	53	570	C	n/a	£600.73
29	AST	1 Bed	53	570	C	£595	£7,140
30	AST	1 Bed	53	570	C	£595	£7,140
31	AST	1 Bed	53	570	C	£550	£6,600
32	AST	1 Bed	53	570	C	£595	£7,140
33	AST	1 Bed	53	570	C	£595	£7,140
34	Sold Long Lease	2 Bed Penthouse	106	1,141	C	n/a	£1,201.46
35	AST	2 Bed Penthouse	106	1,141	C	£750	£9,000
36	AST	2 Bed Penthouse	106	1,141	C	£750	£9,000
37	AST	2 Bed (Small)	53	570	C	£650	£7,800
38	AST	1 Bed	53	570	C	£595	£7,140
39	AST	1 Bed	53	570	C	£595	£7,140
40	AST	2 Bed (Large)	79.5	856	C	£695	£8,340
41	AST	2 Bed (Large)	79.5	856	C	£695	£8,340
42	AST	2 Bed (Large)	79.5	856	C	£695	£8,340
43	AST	2 Bed (Large)	79.5	856	C	£695	£8,340
44	AST	2 Bed Penthouse	106	1,141	C	£750	£9,000
45	AST	2 Bed Penthouse	106	1,141	C	£750	£9,000
			<b>1,325</b>	<b>14,262</b>		<b>£10,550</b>	<b>£128,400</b>

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## Lease Details:

The property is held on a 120-year and 3 days lease from and including 1 January 2012, with 10 yearly RPI linked rent reviews, next review is 1 January 2031. The lease has 108 years remaining (expiry 4 January 2132).

The total current ground rent for the property is £15,018.27 pa.

The total Service Charge for the property is £12,640 pa.

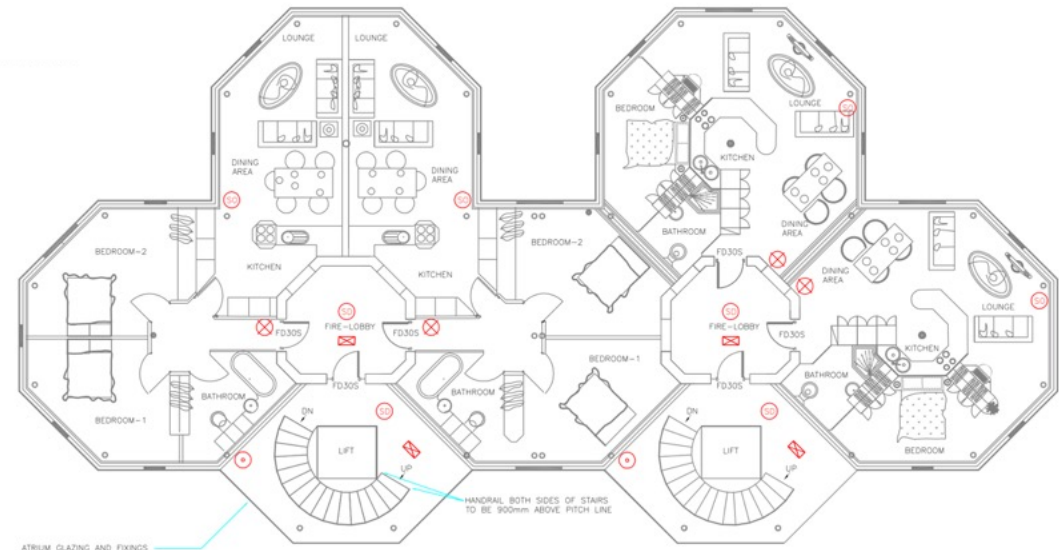
The freeholder is RMB 102 Limited (Company number 07511484).

Registered Office: Prospect Place, Moorside Road, Winchester SO23 7RX

Apartments 28 & 34 have been sold on subleases expiring 1 January 2132.

The remaining 16 apartments are let on ASTs.

All leases and tenancy agreements are available on request.



n.b. Plan for identification only. Typical floor layout.

## Title:

The Leasehold Title is SF604091.  
Freehold Title SF221592.  
Title and Title Plan available on request.

## VAT:

The property is not opted to tax.

## Energy Performance Certificate:

The Property has an energy rating of C. Certificates and reports available on request.

## Proposal:

**We are instructed to offer the property for sale at an asking price of £1,150,000, subject to contract, for the Long Leasehold.**

## Further Information:

For further information or an appointment to view please contact:

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