



Price and Availability List - The Curve 2

8/6/2018

Info						Price		Gross Income (Est.)		Expenses (Est.) Exc. Lettings and Management			Net Income (Est.) Exc. Lettings and Management	
Unit Number	Floor	Unit Type	Aspect	Carpark	Size	Sales Price		Gross Yield	Gross Rent	Service Charge £ 2.03 per sqft	Ground Rent	Total Expenses (Est.) Exc Lettings & Management	Nett Yield	Net Rent
							Per Sqft		Per Annum	Per Annum				Per Annum
						sqft	GBP £	GBP £	%	GBP £	GBP £	GBP £	%	GBP £
2305	1	2 Bedroom	South & East	1	751	£274,600.00	£366	4.65%	£12,769	£1,525	£350	£1,875	4.0%	£10,894
2308	1	2 Bedroom	South & West	1	751	£274,600.00	£366	4.38%	£12,027	£1,525	£350	£1,875	3.7%	£10,153
2310	1	2 Bedroom	North	0	682	£257,800.00	£378	4.57%	£11,781	£1,384	£350	£1,734	3.9%	£10,047
2312	2	2 Bedroom	South & East	1	751	£277,900.00	£370	4.88%	£13,562	£1,525	£350	£1,875	4.2%	£11,687
2322	3	2 Bedroom	South & West	0	751	£275,700.00	£367	4.88%	£13,454	£1,525	£350	£1,875	4.2%	£11,580
2323	3	2 Bedroom	North & West	1	764	£289,100.00	£378	4.88%	£14,108	£1,551	£350	£1,901	4.2%	£12,207
2326	4	2 Bedroom	South & East	0	751	£277,900.00	£370	4.23%	£11,755	£1,525	£350	£1,875	3.6%	£9,881
2333	5	2 Bedroom	South & East	0	751	£280,200.00	£373	4.43%	£12,413	£1,525	£350	£1,875	3.8%	£10,538
2338	5	2 Bedroom	North	0	682	£266,700.00	£391	4.79%	£12,775	£1,384	£350	£1,734	4.1%	£11,040
2339	6	2 Bedroom	North & West	0	680	£267,800.00	£394	4.79%	£12,828	£1,380	£350	£1,730	4.1%	£11,097
2340	6	2 Bedroom	South & East	0	680	£264,500.00	£389	4.79%	£12,670	£1,380	£350	£1,730	4.1%	£10,939
2344	6	2 Bedroom	North & West	0	680	£267,800.00	£394	4.52%	£12,105	£1,380	£350	£1,730	3.9%	£10,374

Ground rent : One bed £250 Two bed £350
 Service Charge : £2.03 per sq.ft
 Letting & Management Fee 10% + VAT
 Est completion date: Oct 2018