



E.R.E PROPERTY GROUP

CARD HOUSE

Bingley Lane, Bradford, B9 6SD



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EXPERTS. RESPONSIVE. ESTABLISHED

Welcome to Card House



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CARD HOUSE

E.R.E Property is delighted to offer this fantastic new development, Card House. These well-presented apartments are located in a converted building Grade II in Bradford. The original building was built in 1936 by W N Sharpe.

The building contains four floors with two lifts and a central core. The conversion will create 144 apartments including rooftop penthouse apartments.

The closest bus stop is only 0.14 miles away and the nearest train station is Frizinghall Rail Station, just 1.56 miles away.

Bradford is being helped by a “significant increase” in the amount of developers applying to turn empty buildings into housing.



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- ✓ Completed & tenanted
- ✓ Net yields of 10%
- ✓ Strong ROI

CARD HOUSE



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Light and modern accommodation

All apartments in Card House have natural and electrical lighting, ensuring the apartments are light and airy, providing truly special homes. Beautifully crafted interiors, expertly appointed to suit any lifestyle.

All of the stunning apartments provide ready to move in living space that will suit those looking for spacious and well-appointed living, with easy access to Bradford town centre.

All apartments are subject to a 125-year lease with a 25-year management agreement (which commences on completion of the sale) via a Housing Association, which provides Social Housing care.

THE APARTMENTS

Kitchen & Lounge

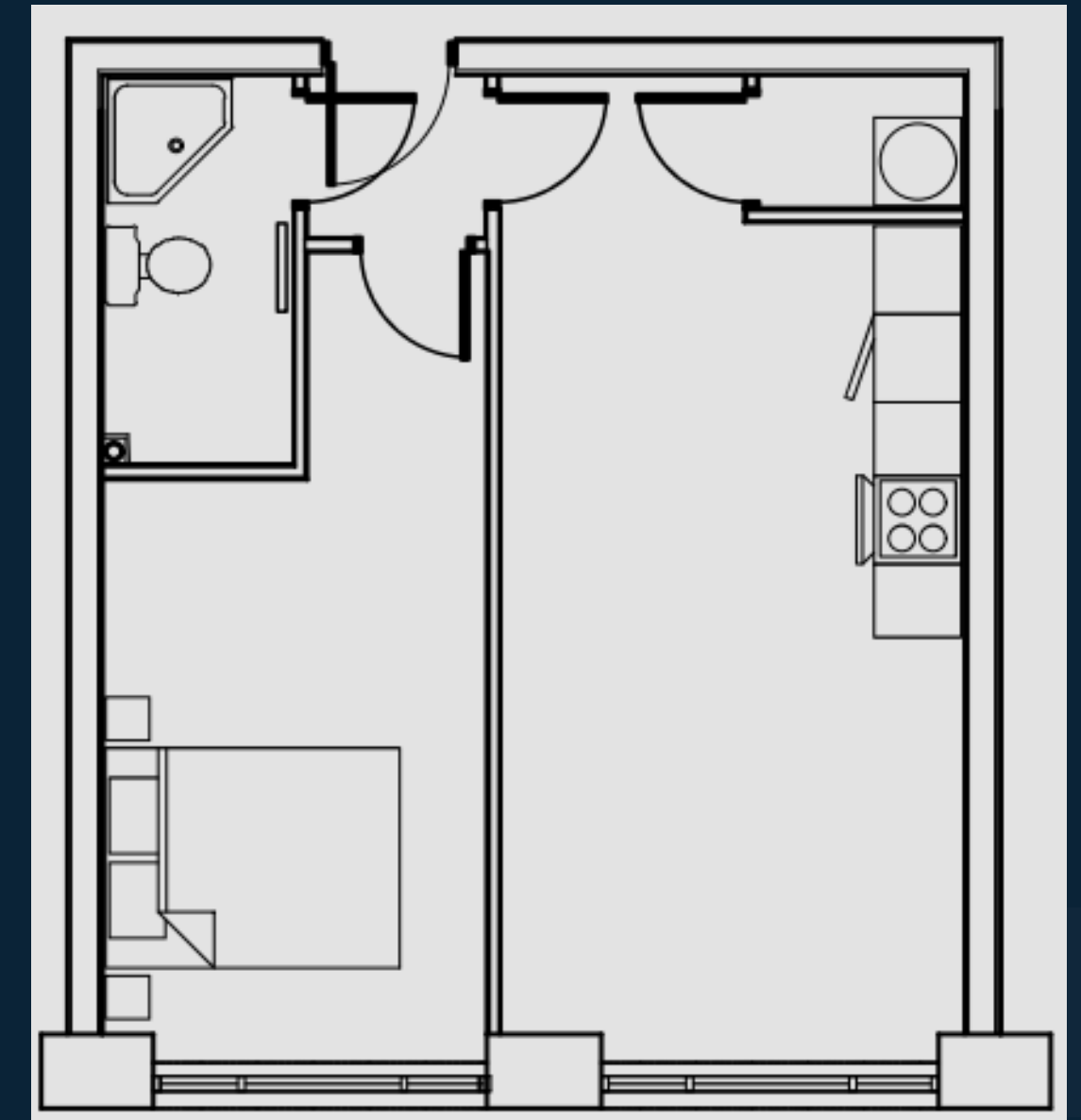
Kitchens are fitted with a range of wall and base units with complementary working surfaces. Stainless steel sink unit. Built in oven, hob and extractor. Fridge Freezer. Splashback tiling and sockets. Generous sized living area with window to front. The lounge area provides television and telephone points plus an internet outlet and an electric heater.

Bedroom

Large bedroom space with glazed window to the rear aspect. Ceiling light point. Wall-mounted heater.

Shower Room

Tiled shower cubicle with wall mounted shower, low level WC and pedestal hand wash basin. Recess lighting, laminate floor and extractor fan.



Example Reference

INVESTMENT OVERVIEW



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Studio/1 bed apartment

On a cash investment of £182,000

3 years of Net assured rent – 10% Net - £18,200 per annum

After 3 years - £54,600

Potential Sale Profit from 30% capital uplift - £54,600

Total potential profit on the investment of £182,000 is £109,200

ROI = 60%

Each buyer has the ownership of title of their apartment.
There are no costs for the 25-year management agreement.

Studio/1 bed
Apartment

£182,000

3 year rental
income

£54,600

Potential sale
profit from 30%
capital uplift

£54,600

Total potential
profit

£109,200

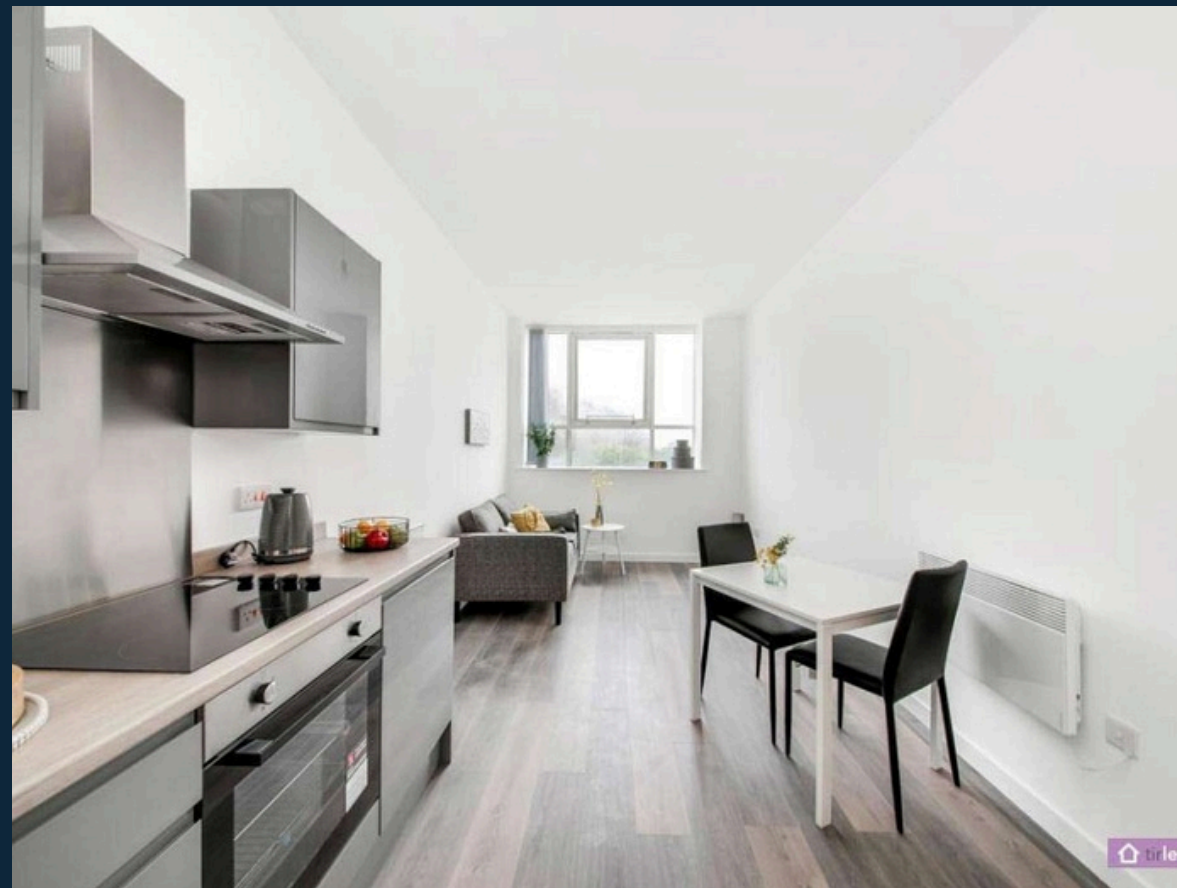
Return On
Investment

60%



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**Return On Investment
Your 3 Year Investment Plan**



WHAT WE DO

E.R.E Property will help you find the buy-to-let property investment that is right for your needs and your budget. We will guide you through the entire property investment process, all the way through to completion, helping you every step of the way and ensuring everything goes smoothly.

➤ Tailored, specialist advice

➤ International sales team

➤ A comprehensive tried and tested marketing plan

➤ Thorough Due Diligence



CERTIFIED



EASY
CONSULTATION



BEST DEALS





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Let's discuss
your next
investment

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