

Residential Investment Opportunity For Sale



St Stephen's House, Redditch, B97 4DG

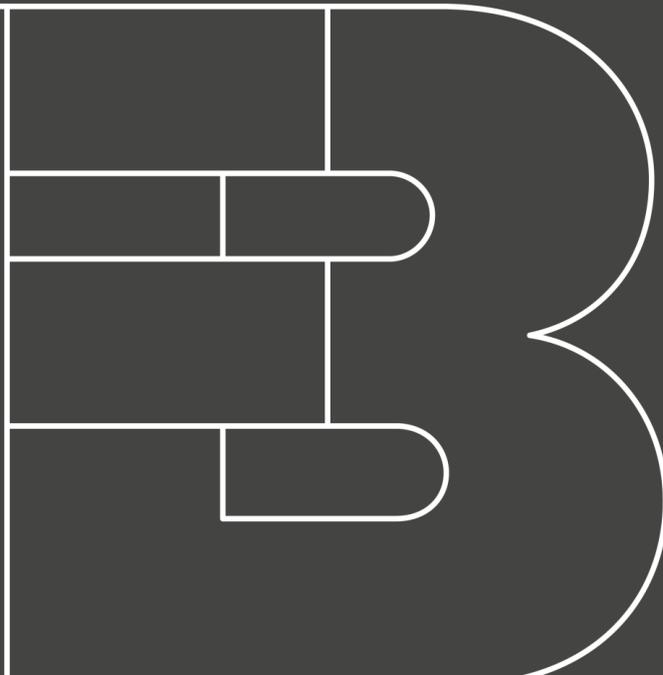


Offers in the Region of **£4,500,000** 45 Available Units and Freehold

Investment Summary

- Highly-yielding residential investment opportunity in newly converted modern apartment scheme
- 45 apartments available comprising 37 x one-bed and 8 x two-bed units
- Potential ERV £450,000
 - 18 x let units generating £180,960 per annum
 - 27 x vacant units with ERV of £450,000 per annum
- Leasehold - 250 years at peppercorn rent
- Freehold Generating £2,950 per annum from 32 apartments sold before legislation changed also included in Freehold 7 Car Parking Spaces
- Attractive town-centre location in the affluent town of Redditch, Worcestershire
- Offers in the region of £4,500,000

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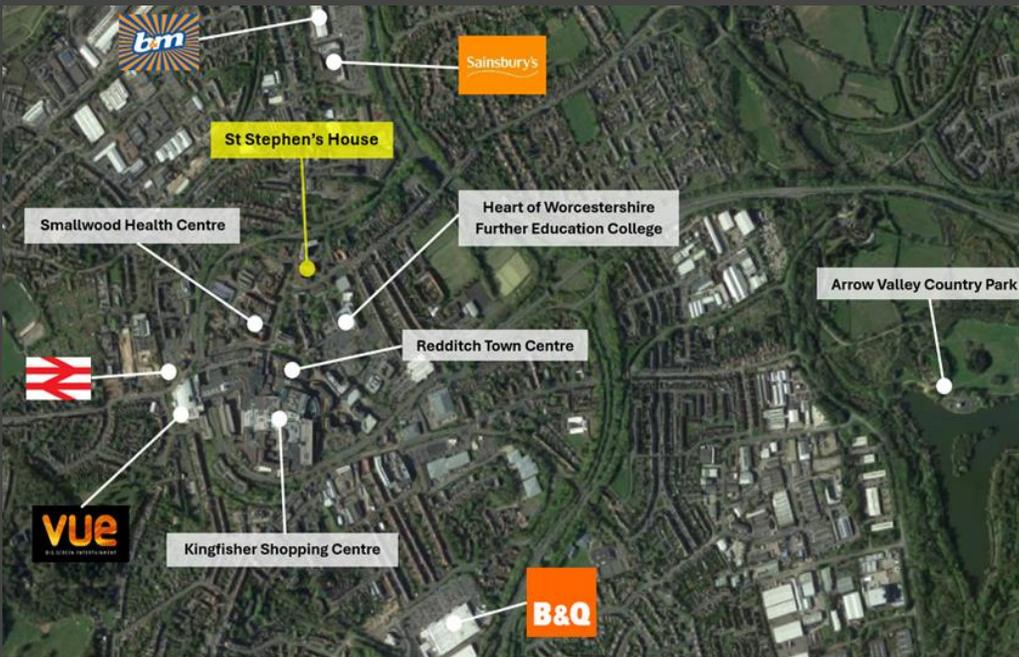




Location

St Stephen's House is located 200 meters from the heart of Redditch Town Centre, an attractive Worcestershire town with a rich history and excellent local amenities. It has a strong commuter population, being ideally located to towns and cities including Birmingham, Coventry, Stratford-upon-Avon, Royal Leamington Spa and Worcester.

- The Property is situated on Prospect Hill and Church Green East, an attractive thoroughfare, home to independent retail and leisure operators including restaurants, cafés and a taproom-style public house.
- Kingfisher Shopping Centre lies 250 meters away, home to popular brands including H&M, Boots, Costa, Greggs, Primark, Pandora, WHSmith and Vue Cinema.
- Redditch benefits from excellent green spaces lying within 1 mile of the Property, including Arrow Valley Country Park, Pitcher Oak Wood, Ipsley Alders Nature Reserve and Morton Stanley park.
- Redditch Railway Station is 0.25 miles from the Property, providing direct services to Birmingham New Street (journey time circa. 40 minutes).
- Redditch lies on the A441, providing good connectivity including to the M42 and to Birmingham City Centre.



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Description

St Stephens House is a four-storey scheme of 98 newly converted contemporary apartments.

We are offering 45 apartments within the building on a long-leasehold basis (250 years).

Apartments are finished to a good specification with modern fixtures and fittings, including quality floor coverings and contemporary kitchens and bathrooms, providing a perfect blend of luxury and practicality.

Apartments are unfurnished but fitted with white goods including built in fridge/freezers, washing machines and ovens. Lighting is provided by stylish recessed LED spotlights and heating via energy efficient wall-mounted electric radiators.

A passenger lift serves all floors.

Floorplans for individual apartments are available within the Data Room.



Tenure

Apartments to be sold via new 250-year leases, commencing January 2023.

Leases are subject to a Peppercorn Rent only.

Property Management

The property is managed by Lambert Smith Hampton Residential (LSHR).

Service Charge

Service Charge details for 2025 are available within the Data Room.

EPC

All apartments have current EPC ratings of C, valid until July 2033.

Warranties

Warranties are provided by ARK Insurance Group (certificates available on request).



Contact

For further information please contact



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Please contact us for a full schedule of available units and access to the Data Room

Find the property location at:

www.what3words.com/cafe.arts.fell



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November 2025

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