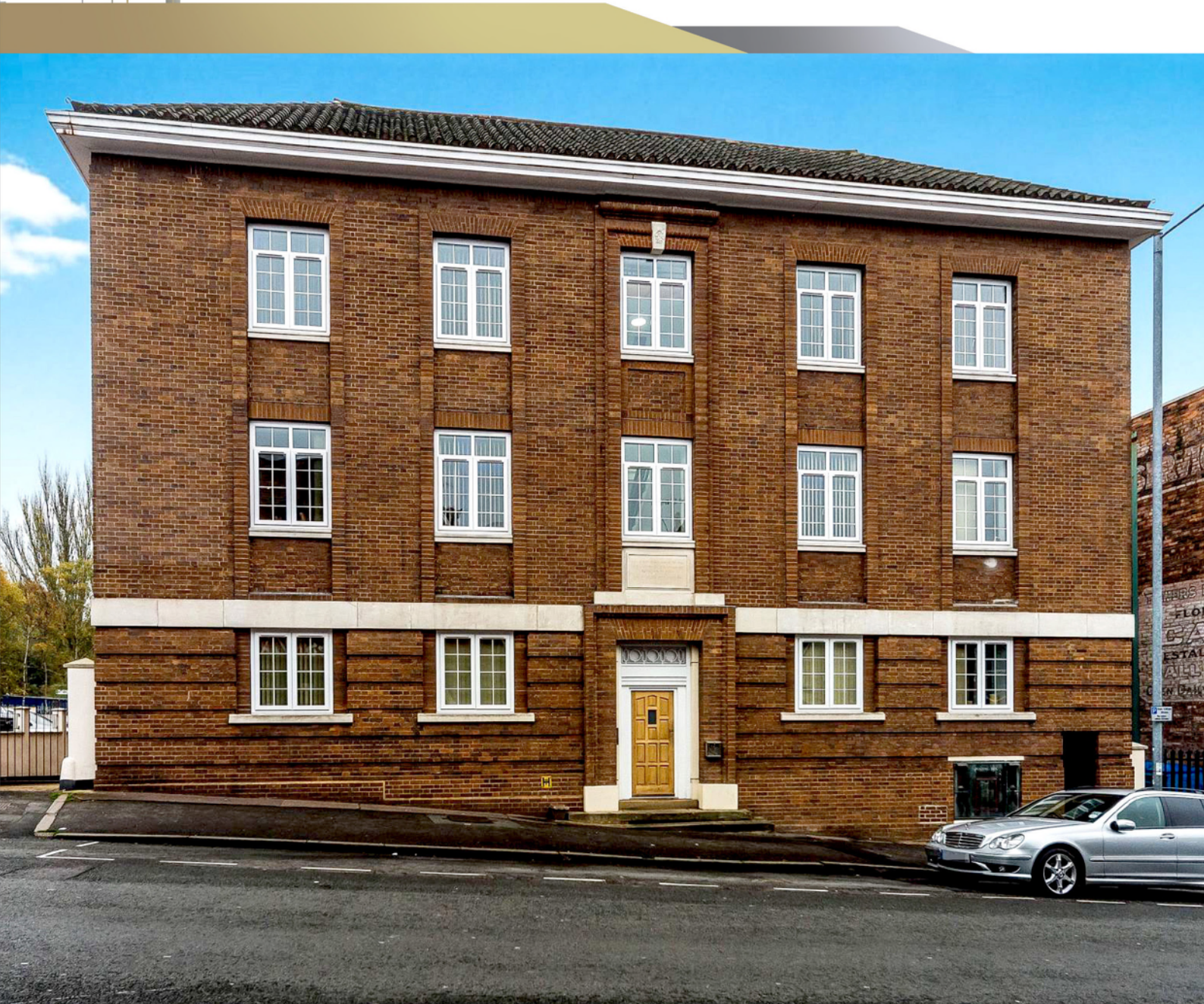


# RHH<sup>o</sup>

ROWLAND  
HILL HOUSE  
KIDDERMINSTER





**The Developer:**

Seven Capital - Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham with a passion for outstanding customer service. Seven Capital converts commercial spaces in key city Centre locations and transforms them into stunning residential apartments. They also build new apartment complexes in equally desirable locations. Understanding investor needs, they offer a "hands off" property investment service from purchase through the sale - including rental management

Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but it also lends the residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.

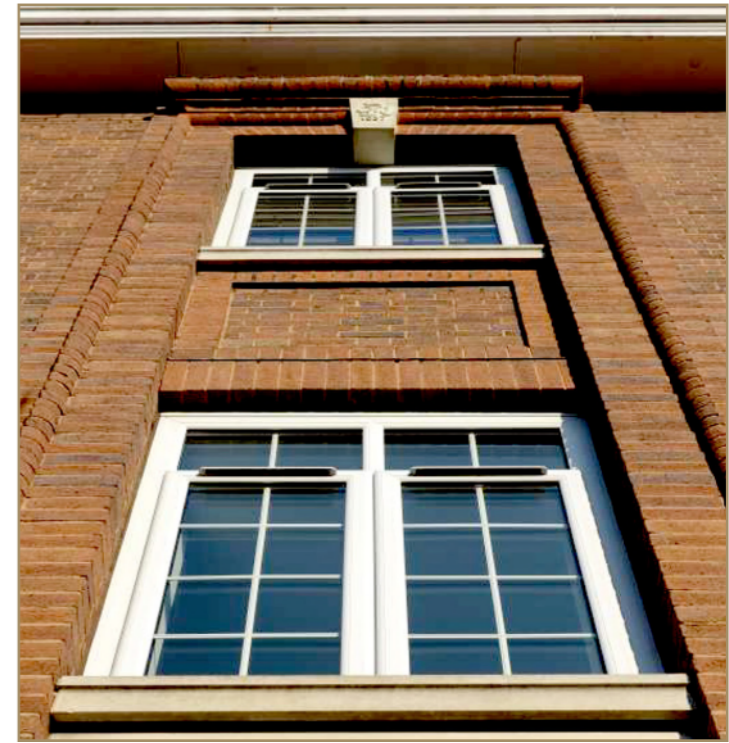
**Kidderminster:**

The largest town in the Wyre Forest District, just 17 miles southwest of Birmingham, Kidderminster with its many Victorian buildings, through which flows the River Stour and the Staffordshire and Worcestershire Canal, has plenty on offer visitors. The 2011 census recorded a population of 55,530 in the town. The town is twinned with Husum, Germany and it forms the majority of the Wyre Forest Conurbation, an urban area of 99,000.

Home to the unique Museum of Carpet and a starting (and finishing point) for the world famous Severn Valley Heritage Railway, wonderful memories are made in this beautiful part of Worcestershire.

The Town Hall - a beautiful Victorian building where speeches from eminent leaders such as a young Winston Churchill, Prime Minister Stanley Baldwin, explorer Earnest Shackleton and women's rights campaigner Emmeline Pankhurst have echoed off its walls, today remains at the centre of live music in Wyre Forest, from heavy rock concerts to professional entertainers, local choirs, bands and orchestras.

Boasting three shopping centres and a retail park, there are numerous pubs, restaurants and cafes to choose from and a twice-weekly outdoor retail market. To get away from the hustle and bustle, boaters, cyclists and walkers can use the canal/towpath to access neighbouring Stour port and the River Severn. Other attractions close by include the peaceful Bodenham Arboretum situated in a protected valley and the Elizabethan Manor House, Harvington Hall - both located away from traffic noise and visual intrusions.



**The Property:**

Rowland Hill House is a one off opportunity to invest in completed Seven Capital stock and enjoy immediate income returns. Enjoying an unrivalled position in Kidderminster town centre, Rowland Hill House is one of the first major schemes of its kind in the area and therefore uniquely positioned to capture the emerging upswing in capital values benefitting both investors and owner-occupiers alike. The High Street, Weavers Wharf Shopping Centre, and the mainline Train Station are within easy walking distance, providing a perfect location for people to live, work and study in Kidderminster Town Centre. The building is completed and our partner-letting agent has begun tenating the property. With a 7% guaranteed rental yield available, this investment is perfect for those seeking a high yield and stability of income.

Kidderminster in the Wyre Forest district of Worcestershire:

Prime Town Centre Apartments  
Development Completed - Fully Let in 7 days  
750 new jobs within walking distance

**Project Information :**

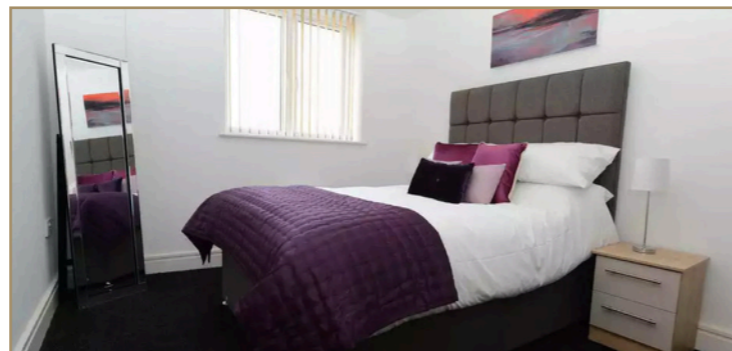
- Project Name : Rowland Hill House
- Project Location : Kidderminster, nr Birmingham
- Country : UK
- Owner & developer : Seven Capital
- Completion Date : Project completed 10/15
- Project Type : Residential
- Project Contains : 42 Beautifully appointed apartments  
Good quality refurbishment  
Studio, one and two bedroom apartments  
Security access  
Private parking  
24 hour property management service  
security system including audio phone
- Number of Flats : 42 Apartments
- Services : Storage space  
Bright apartments  
Parking available off street  
Integrated kitchen  
Audio intercom system  
Low energy down lights  
Full height tiling around bathroom  
10 year CML warranty

**Location :**

Set within the town of Kidderminster, 100 yards to 3 shopping centers and only 17 miles from Birmingham city Centre.

The high street, Weavers Wharf Shopping Centre and mainline train station are within easy walking distance, providing a perfect location for people to live, work and study in Kidderminster town Centre.

- Project Views : City Centre
- Service Charges : £ 2.07 per sq ft per annum
- Ground Rent : £250 per annum
- Type of investment : Leasehold 125 years



**Average Price & Payments Methods:**

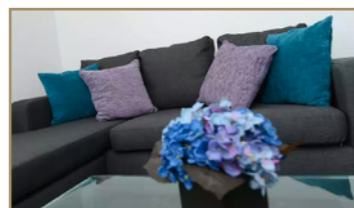
**Average Price :**

Unit Type	Gross size sq m	Gross size sq ft	Price (£)
Studio	27.5	291	69,950
One Bedroom	36	388	89,950
Two Bedroom	48	517	103,950

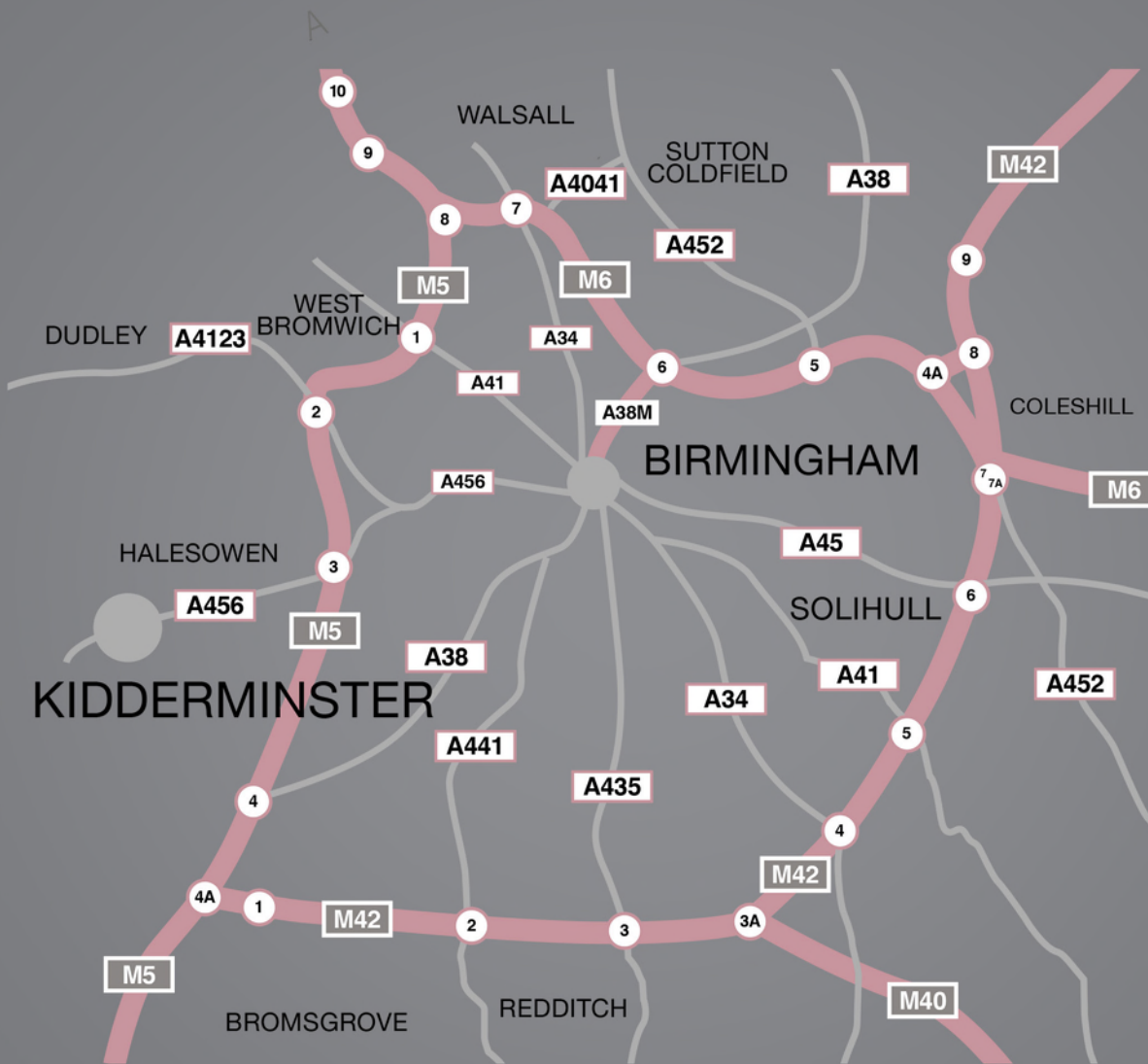
Car parking spaces can be purchased for £ 3,500

**Payments Methods :**

- 10% on Exchange
- 90% on Completion



FOR SALE  
THE BEST DEVELOPMENT IN KIDDERMINSTER  
Rowland Hill House  
From just £65,950  
0800 154 154



Developer

**SevenCapital**

Agent in Kuwait

Agent in Qatar


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