



# QUEENS HOUSE

SHEFFIELD

API  
GLOBAL



QUEENS HOUSE



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# Welcome to Queen's House

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Queens House, comprising of 99 apartments, is a beautifully finished residence on Queens Street, Sheffield. The residential development boasts open plan living quarters, contemporary fitted kitchens and a choice of Studio, One-bedroom and Two-Bedroom apartments with well designed bathrooms.

Queens House is situated in a city centre location. The building is in close proximity to a range of amenities, entertainment options, landmarks, greenery and transport links, making it the perfect 'city living' location. The Orchard Square Shopping Centre, less than a five minute walk from the development, offers a wide range of shops including well known high street brands. The development also has fashionable bars, quaint cafes, and restaurants all available on the door step of the complex. For those after entertainment, the O2 Academy and Odeon Cinema are both less than a five minute walk.

Residents of Queens House will not only benefit from it's superb location that provides everything needed for a cosmopolitan lifestyle directly on its doorstep, it also makes for perfectly suited student accommodation. Sheffield has one of the largest student populations in the UK. The central location of Queens House means both the University of Sheffield and Sheffield Hallam University are within a 15-minute walk.





Sheffield has excellent transport infrastructure and as a result public transport is widely used; most frequently by students living in Sheffield. Local public transport options are made available in abundance to residents of Queens House. Sheffield's train station and the Supertram station for example, are both within 15-minutes walk or alternatively a 5-minute drive away. The two stations provide access to major cities; London, Manchester, Birmingham, Liverpool and Leeds. The motorway can be easily reached within a short 15-minute drive.

Queens House has been carefully renovated to provide desirable new build apartments with; open living space, clever storage, luxurious finishes and integrated kitchen appliances, suited for contemporary living. Throughout the design of the development every emphasis has been made on functionality whilst also creating a stylish finish. The development also benefits from private parking spaces available both beneath and behind the development.

# The Project

Situated in England's fourth largest city, exceeding a population of 635,000, the city's ever-increasing population has pushed house prices up and increased housing demand. Regency Residential is therefore delighted to bring 99 new build apartments to Sheffield city centre.

As one of the UK's buy-to-let hotspots, Sheffield has been widely identified amongst property professionals as an area that is projected to experience continued growth and remain one of the country's most popular student destinations.

Playing host to two major universities, Sheffield has proven to be popular with mature students and young professionals who have chosen to remain in Sheffield after graduating. The growing university population and increasing popularity of the city have consequently pushed rental demands, making void periods a thing of the past.

Sheffield boasts excellent connectivity links to each UK region. Located in South Yorkshire, Sheffield is centrally located when considering the UK, Sheffield is near the heart of the country, making the peaks of Scotland as easily accessible as London and the South. Four airports are located less than half an hour's drive from Sheffield, facilitating ease of travel to and from overseas destinations - vital for the local economy and business in the area.

API GLOBAL source developments focused around maximising investors capital-performance. By taking into account; the impact of government's initiatives such as HS2, the attractiveness of the local economy and the potential benefits of predicted growth. All factors considered, API GLOBAL has identified Sheffield as a perfect investment opportunity as opposed to other oversaturated cities. Our confidence has stemmed from previous developments that we have bought to market such as Union Forge.



## QUEENS HOUSE





QUEEN STREET

# The location: Sheffield

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Located in the middle of the UK, within the South Yorkshire region, Sheffield has plenty on offer. Known as the “Steel Capital” and for once being the steel capital of the UK, Sheffield has grown to become England's fourth-largest city. The steel industry that made the city famous is long since gone, but has been replaced by the steel of scaffolding, cranes, modern sculptures, Supertrams and new steel-framed buildings rising against the skyline.

This isn't to say that residents of Sheffield still can't enjoy open green space, as the city's industrial roots are covered by the huge amounts of green space. In fact, over a third of the city lies within the Peak District National Park, giving Sheffield the highest ratio of trees to people of any city in Europe. The city possesses the perfect balance between picturesque green space and high-rise steel structures, making it a great place to live.

As announced in 2015, the government has committed billions of pounds towards creating world-class business infrastructure through the 'Northern Powerhouse' project. Sheffield, the second of Britain's 'Nothern Powerhouse' cities to be announced - is a key part of the initiative and has been targeted by domestic and foreign businesses for multi-million pound investments.

The city's two major universities produce a student population accounting for over 60,000 people meaning the city is always alive with energy. Producing over 20,000 graduates a year, this fuels the city's strong labour pool educated to a degree level or higher, which continues to attract inward investment.





# The Location: Local Amenities

Within a short walk, homeowners and tenants of Queens House will benefit from a number of local entertainment amenities and eateries. This includes the Orchard Square Shopping Centre, home to a number of major retailers such as Next, M&S and WHSmith, accompanied by a plethora of restaurants and a nearby Odeon Cinema. Sheffield Cathedral, Town Hall and City Hall are all also within walking distance, along with Sheffield's main train station.



## Bars & Clubs

- 1 The Devonshire
- 2 Kuckoo Cocktail Bar
- 3 Sheffield Tap
- 4 The Three Turns
- 5 All Bar One
- 6 The Dove & Rainbow
- 7 The Sheffield Waterworks Company
- 8 Walkabout Inn
- 9 The Botanist

## Restaurants

- 1 McDonald's
- 2 Bloo 88
- 3 Revolution de Cuba Sheffield
- 4 Akbar's
- 5 Bungalows & Bears
- 6 Piccolino
- 7 Cosmo
- 8 Smoke
- 9 Pizza hut

## Shops/Cafes/Establishments

- 1 Wilko
- 2 Sports Direct
- 3 Curzon Sheffield
- 4 Marks & Spencers
- 5 Orchard Square Shopping Centre
- 6 The White Room
- 7 Barclays Bank
- 8 John Lewis
- 9 HSBC



University of Sheffield Campus

Revolution Bar

Tesco Express

 10 MINUTE WALK

Nandos

 5 MINUTE WALK

City Hall

Anytime Fitness Gym

John Lewis

Cuckoo Cocktail Bar

HSBC

Barclays Bank

Orchard Shopping Centre

Peace Garden

Marks & Spencers

Sheffield Cathedral

McDonalds

Crucible Theatre



# Lifestyle

Sheffield has all the entertainment venues and cultural sites that you would expect from one of the UK's biggest cities. The city hosts a number of festivals for both comedy and music, the most popular of which is Tramlines Music Festival, a weekend long festival playing host to over 70 acts. If you're looking for more great music venues, you can head to the O2 Academy or the Don Valley stadium to see some incredible live acts throughout the year including the likes of The Prodigy, Ellie Goulding and Kasabian. Equally, Sheffield benefits from having the largest theatre complex outside of London, which is made up of the Lyceum, the Crucible and the Studio Theatres.

Sheffield's cultural side offers an array of museums and galleries, including the Weston Park Museum, the Millennium Galleries and a wide selection of museums dedicated to the city's industrial heritage. Sheffield's architecture is vastly different to the rest of the UK. Unusually it has a lack of historic buildings countered by a large number of award winning buildings built in the last ten years.

Sport plays a huge part in Sheffield's history as it is home to the world's first ever official football club, Sheffield FC. Today however, two major teams fight for bragging rights in the city, Sheffield United and Sheffield Wednesday. The two clubs combined, draw in over 50,000 fans each week. Away from football, one of the biggest sporting events that the city hosts each year is the World Snooker Championships, which are held each year at the Crucible Theatre.



CRUCIBLE THEATRE



TROPICAL BUTTERFLY HOUSE



CITY HALL



ST PETERS CATHEDRAL

# Shops & Leisure

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Sheffield's authentic and independent spirit is reflected in its retail offering ; there are several areas of the city form clusters of independent shops which, have grown to become quirky shopping districts. From Sheffield-made products and vintage treasures to designer boutiques; you'll find a mix of shops that you can spend browsing around.

If you're looking for high-street stores, Sheffield is home to the largest indoor shopping centre in Yorkshire, Meadowhall; with almost every big Spencer under one roof. Retailers include House of Fraser, Marks and Spencer, Debenhams, Next, WHSmith, Boots and H&M.

Fargate is a popular pedestrian shopping area right in the heart of the city centre, offering mainly high street chains with an emphasis on fashion stores. The traditional cobbled streets and the sight of the Cathedral at the bottom of the avenue make it a genuine pleasure to peruse the shops.

Another famous shopping centre is The Moor Market. The area is host to over 196 stalls, with everything you would expect from a great indoor market. Fresh fruit, vegetables, locally sourced organic produce, meat, fish, jewellery, shoe repairs, clothes and anything else you can think of.



MEADOWHALL



MOOR MARKET



MEADOWHALL



MOOR MARKET



MEADOWHALL



MOOR MARKET

# Connectivity

The city is located at the heart of Britain's motorway network, providing easy access to the M1 motorway. Sheffield also has excellent air connections, with five international airports - Doncaster Sheffield, Manchester, East Midlands, Leeds Bradford and Humberside - all within an hour's drive.

Sheffield station; a combined railway and tram stop, runs frequent services to London St Pancras. The journey currently takes two hours however, this is expected to be reduced to just over an hour when the HS2 construction project is completed. It's proposed that HS2 line will run from London to Birmingham, then on to Manchester and Leeds calling at Sheffield. The journey time to Leeds and Manchester will also be less than half an hour. The station's annual footfall is over nine million passengers providing access to destinations up and down the UK.

Sheffield's tram network links the outskirts of Sheffield to the city centre, covering a 18 mile radius; stopping at universities, sports arenas and entertainment venues. A tram-train interchange extension to Rotherham is currently under construction, the project worth £58m is scheduled to open in 2018.



**A61 ROAD**  
4 MIN



**LEEDS**  
40 MIN



**DUBLIN**  
1 HOUR 5 MIN



**HSBC BANK**  
3 MIN



**QUEENS STREET BUS STOP**  
81, 82, 83, 83a, 85, 88 Routes

A57 ROAD  
7 MIN

M1 MOTORWAY  
13 MIN

M18 MOTORWAY  
16 MIN

MANCHESTER  
1 HOUR 20 MIN

LONDON HEATHROW  
1 HOUR 53 MIN



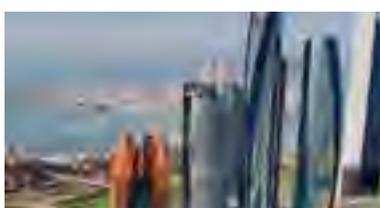
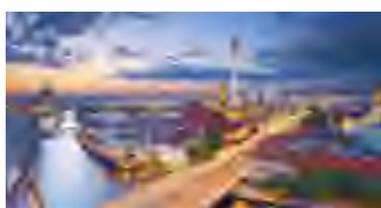
MANCHESTER  
50 MIN

BIRMINGHAM  
1 HOUR 4 MIN

LIVERPOOL  
1 HOUR 51 MIN

NEWCASTLE  
1 HOUR 58 MIN

LONDON  
2 HOUR 7 MIN



JERSEY  
1 HOUR 15 MIN

PARIS  
1 HOUR 23 MIN

BERLIN  
1 HOUR 50 MIN

ABU DHABI  
10 HOUR 25 MIN

SINGAPORE  
7 HOUR 20 MIN



MARKS & SPENCER  
5 MIN

ORCHARD SHOPPING CENTRE  
6 MIN

POST OFFICE  
10 MIN

SHEFFIELD HALLAM UNIVERSITY  
11 MIN

SHEFFIELD UNIVERSITY  
16 MIN



SHEFFIELD CITY HALL  
8 MIN

O2 ACADEMY  
8 MIN

PEACE GARDENS  
8 MIN

# Student Demographic

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The University of Sheffield and Sheffield Hallam University combined attract over 60,000 students to the city every year, including many from the Far East. The two universities are highly regarded, with The University of Sheffield rising to 21<sup>st</sup> in *The Times University Guide 2018* - a ranking that highlights the University's strong performance in providing graduates to leading employers.

Recently, the University was named among the best universities in the world in the *Times Higher Education World University Guide 2018*. The university has experienced ranking success having risen five places, to be ranked 104<sup>th</sup> internationally and 13<sup>th</sup> nationally. It is the only university to feature in *The Sunday Times 100 Best Not-For-Profit Organisations to Work For 2017* and was voted number one university in the UK for Student Satisfaction by *Times Higher Education in 2014* ([www.sheffield.ac.uk](http://www.sheffield.ac.uk)).

It's counterpart, Sheffield Hallam University, reportedly adds an annual £424m to the Sheffield City Region economy every year. 18,500 students from the region have studied at the University over the last five years, with approximately 2,750 training as nurses and midwives, over 2,700 training as teachers and nearly 1,500 training in creative and digital skills ([www.shu.ac.uk](http://www.shu.ac.uk)).

The two universities benefit from a high number of international students that have proven to add huge value to the city's economy. At Sheffield University, the number of students attending from China has gone from 580 in 2005 to over 4,000 in 2015, representing a 590 percent increase (*The Telegraph*, 2015). The presence of thousands of Chinese students is helping to attract investments such as New Era Square, a £65m 20-storey 'Chinatown' development with shops, food and drink outlets, student flats and offices. A study by *Oxford Economics* in 2013 calculated that international students add £120m annually to Sheffield's economy, a figure that has grown to £200m according to Sir Keith Burnett, vice-chancellor (*Financial Times*, 2016).



# Local Economy

Sheffield has evolved from its industrial heritage into a location focused on innovation and technology. The city has transformed and is now one of the UK's major city economies which is internationally recognised, leading edge talents in manufacturing, engineering and design. From legal services to major back-office functions for global companies, the city also has a diverse business and professional services sector. Gaming, software, films, IT and telecoms also form the basis of Sheffield's growing creative and digital sectors. Companies such as Irwin & Mitchell, Go Outdoors and Plusnet all base their facilities in Sheffield.

Sheffield City Region's economy has an output of more than £30 billion pounds per year and is home to approximately 52,000 businesses which have created and sustained approximately 700,000 jobs. The city's aim is to build on this success and create a stronger private sector that can compete in national and global markets. Driving future growth in areas such as; construction, manufacturing, financial and business services.

A recent report released by the *Centre for Economic and Business Research* found that the city's economy is set to become £80m larger by the end of 2017. The UK Powerhouse report predicts that the value of goods and services produced in Sheffield will grow 0.7 percent during 2017 despite the challenges of Brexit. At the close of 2017, Sheffield's economy could reach £11bn - creating over 1,500 jobs in the process.



Fast-growing economy which is now worth more than £7Bn a year



Announced as the second 'Northern Powerhouse city in 2015'



Home to approximately 52,000 businesses which have created approximately 700,00 jobs



Student population of more than 60,000 a year

# Sheffield: Inward Investment

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**As one of Britain's 'Northern Powerhouse' cities, Sheffield is in a prime position for inward investment.**

The government initiative will enable cities in the North of England to become world-class business hubs that have an infrastructure to support international trade. Sheffield is a key part of this and was announced as the second 'Northern Powerhouse' after Greater Manchester. In 2015, the Government agreed to give £30 million a year to Sheffield for the next 30 years, giving the city the power to use new funding to boost local growth and invest in manufacturing and innovation. This vast amount of investment is likely to influence property prices throughout Sheffield and position them on an upward curve for years to come.

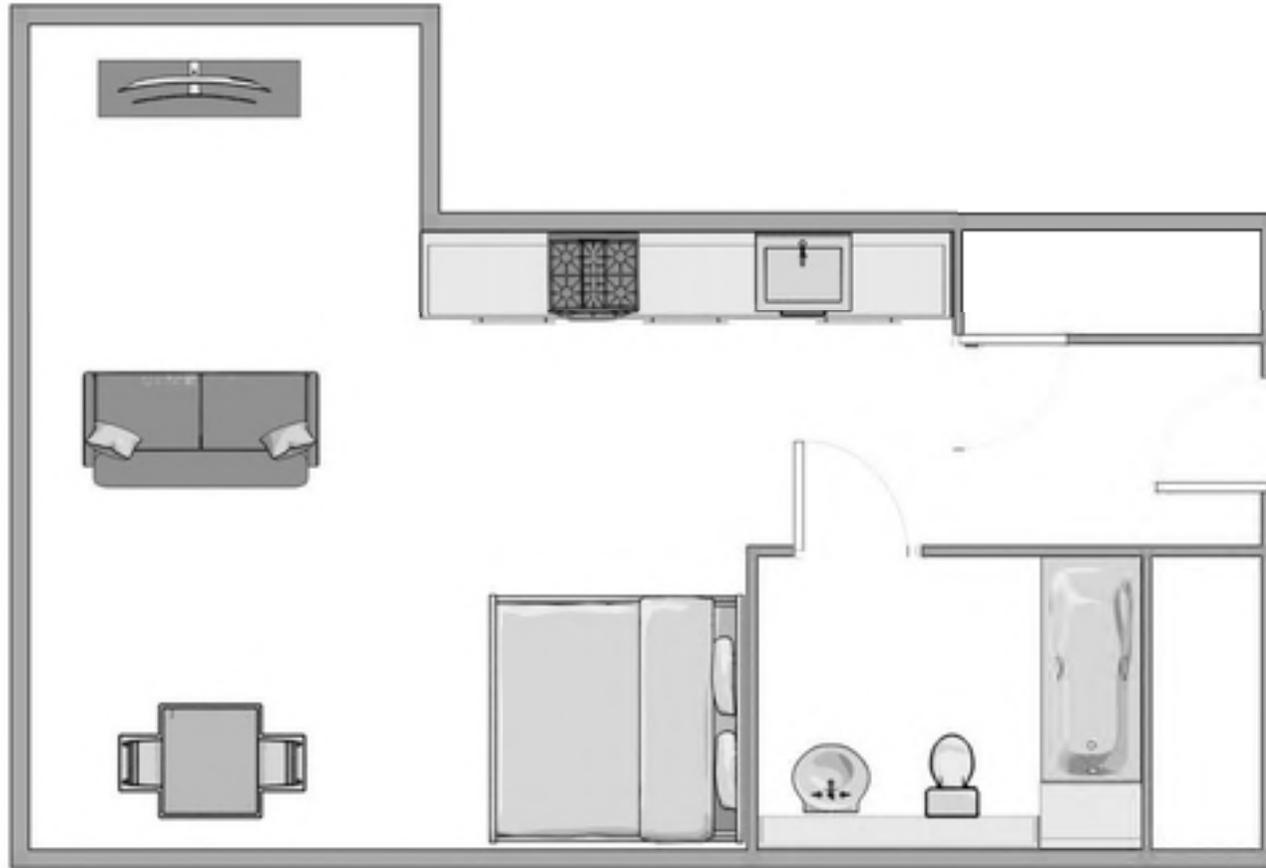
In 2016, Sheffield City Council announced "the biggest Chinese investment deal in a UK city outside of London". Over the next 60 years, more than £1bn is planned to be invested by Chinese manufacturing firm, with an initial £220m to be invested by 2019. The investment is set to transform the city centre, starting with a 5-star hotel and a number of apartment buildings. The long-term vision also includes plans to overhaul Sheffield's transport infrastructure and develop its universities.





In February 2017, McLaren announced a new £50m plant that will create 200 new local jobs. The McLaren composites technology centre will build carbon-fibre chassis for future McLaren sports cars, with full production beginning at the site by 2020. The investment, supported by the council, is just one of many investments that will boost the local economy.

The announcement from McLaren was shortly followed by aircraft manufacturer Boeing who revealed plans for their first British manufacturing plant. A further £20m investment will see a 25,000 sq ft factory erected near the University of Sheffield's Advanced Manufacturing Research Centre. The project will begin in 2018, with an initial staff of 30, though this could well be expanded.



## Floor Plans: Studio

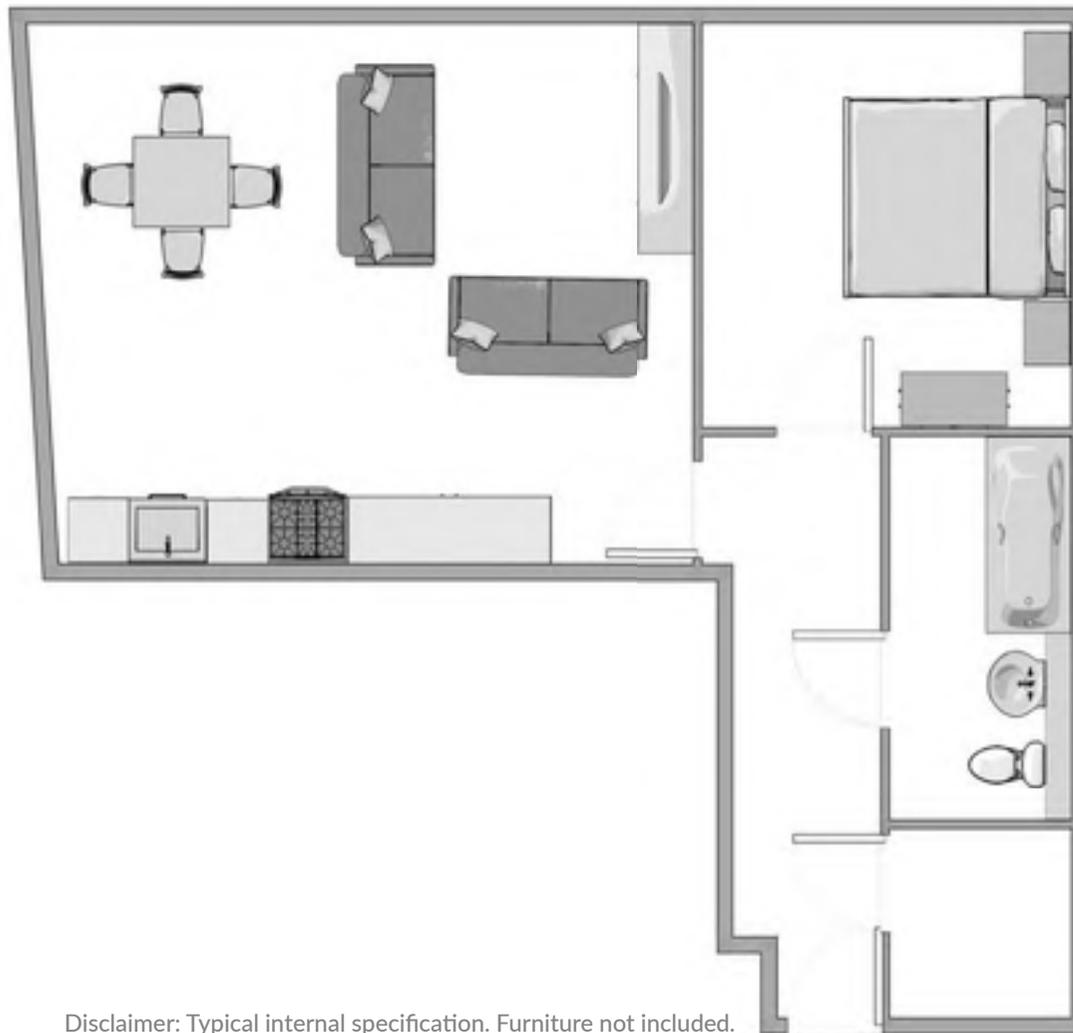
Five Studio Apartments

Average Apartment Size

330 sq ft

Disclaimer: Typical internal specification. Furniture not included.

Queens House selection of high-end studio apartments will provide spacious living quarters with plenty of natural light. All units will have a fitted kitchen and bathroom finished to a high specification.



Disclaimer: Typical internal specification. Furniture not included.

## Floor Plans: One-Bedroom

Forty Two One-Bedroom Apartments

Average Apartment Size

480 sq ft

A bright One-Bedroom apartment in a popular development offering open plan living. All One-bedroom apartments in Queens House comprise of a modern living area with a number of windows allowing for maximum natural light.

Upon entering the apartment, you will find plenty of room for storage and a generously sized bathroom with luxury fittings. Further down the hallway there is a good-sized double bedroom with carpeted interior. The rest of the apartment is decorated with contemporary wooden flooring encompassing the open-plan living space.



Disclaimer: Typical internal specification. Furniture not included.

## Floor Plans: Two-Bedroom

Fifty Three Two-Bedroom Apartments

Average Apartment Size

650 sq ft

A spacious and immaculately presented Two-Bedroom, two bathroom apartment offering stunning views down and towards the city skyline. The property briefly comprises an entrance hallway which leads onto an open plan living area and kitchen.

The master bedroom comes with an en-suite bathroom whilst the almost equally large, second double bedroom is situated opposite the master. Both bedrooms benefit from neutral decor throughout and sizable windows, maximising natural light.

# SPECIFICATIONS



KITCHEN

- CDA Stainless Steel Single Fan Oven With Timer
- CDA Four Zone Framless Cermaic Hob
- 700 x 750mm Stainless Steel Splashback
- CDA 60cm Chimney Extractor Hood
- CDA Intergrated 70/30 Fridge Freezer



- CDA Integrated 600mm Washer Dryer
- CDA Freestanding 450mm Dishwasher
- Inset CDA Stainless Steel 1.5L Bowl
- CDA Chrome Single Lever Tap

BATHROOM



- White 1500mm Bath
- Hansgrohe Crometta Shower Head And Hansgrohe Ecostat Chrome Shower Mixer Tap
- White Duravit Wash Hand Basin With Pedestal And Hansgrohe Logis Basin Mixer
- White Duravit Toilet With White Toilet Seat

- White Ceramic Wall Tiling With White Toilet Seat
- White Ceramic Wall Tiling With Feature Band Coursing
- Grey Ceramic Floor Tiling
- Chrome Electric Towel Rail



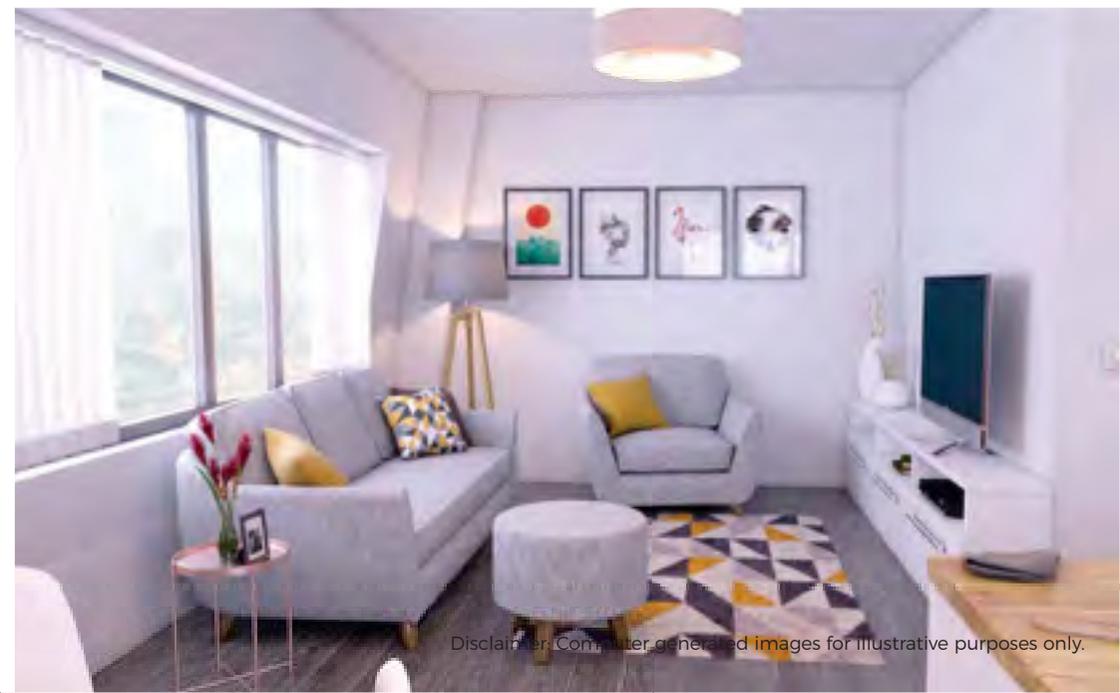
OTHER FEATURES

- Videx video Door Entry Intercom System
- Chrome LED Downlighter Fittings
- Aluminium Double Tilt And Turn Windows
- Aluminium Double Glazed Security External Doors

- Oak Veneered Internal Doors
- Hyco Accona Electric Panel Heaters
- Main Wired Fire Detection System
- Electric Hot Water Cylinder

# Why Queens House?

- ◆ Sheffield's student population is thriving with over 63,000 people studying in the city.
- ◆ A short 10-minute walk into Sheffield city centre.
- ◆ There are two university campuses within a 15-minutes walk of Queens House.
- ◆ Sheffield has been voted as one of the greenest most picturesque cities in Europe.



Disclaimer: Computer-generated images for illustrative purposes only.

# Investment Features

**Projected Annual Yield  
of up to 9%**

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**Units Start From  
As Low As  
£67,950**

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**Just a Small £1,000  
Reservation Fee**

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**All Apartments Let  
and Managed by  
Experienced Letting  
Agency**

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**A Choice of Studio,  
One and Two-Bedroom  
Apartments**

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**Ideal Location in  
Sheffield City Centre**

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**Only a 10% Deposit  
Required to Invest**

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**A total of 99  
Apartments**

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# UK Property Market

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**Sheffield city centre potentially has the highest rental yield of any British city. The average price of a flat in Sheffield rose by 10% from £118,538 in 2016 to £130,696 in 2017. The growing demand for flats to accommodate students and graduates provides a great opportunity for investors. This demand is driven not just by students and graduates, but also those relocating from more expensive areas such as Leeds and Manchester, Buy-to-let investors are also targeting Sheffield as the city presents a unique opportunity to capitalise on what is known as one of the most vibrant student property markets in the UK.**

Sheffield was recently named as the third best city for buy-to-let property investment opportunities for parents of undergraduate students in the UK.

The city regularly features in the top five British cities for buy-to-let investment with its city centre offering some of the highest yields available on the market. What's more, Sheffield's rental market continues to experience a supply and demand imbalance, with demand currently outstripping supply. From city centre flats to terrace properties, Sheffield offers no end of rentable properties that have the ability to suit every investor.





## Sheffield: The Economy

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***“McLaren Automotive is to open a £50m manufacturing plant in sheffield that will create more than 200 jobs”***

Sheffield has a fast-growing economy, which is now worth more than £7bn a year. According to reports from the Office of National Statistics, Sheffield has sustained its reputation as the third highest ranking core, English city for high employment rates.

Sheffield is currently undergoing one of the most significant urban regenerations in many years. It can be speculated that the ongoing regeneration will make the city an even more compelling location to reside in. Over the past decade, Sheffield has undergone a great deal of transformation and the economic benefits can be seen through; improved employment, increased Gross Value Added and a rise in house prices. The good standard of living and realistic property offerings mean that it is the perfect location to invest in or move to.

*Tech City UK* has named Sheffield as one of the 27 digital hubs in the UK (2016). The 14,000 digital jobs recently created in the region, alongside the boost in GVA of 2.4 percent, equating to £273m is now worth over £9 billion. The local economy has seen steady growth with an average of 5 percent annually and has been growing at a higher rate than its neighbouring Yorkshire and Humberside area.

# How To Invest

1

## DECIDE IF INVESTMENT IS FOR YOU

There are several important factors that must be taken into account before you invest; none more important than whether you can actually afford to do so.

2

## WORK OUT YOUR BUDGET

How much are you willing to spend on your investment? This could be dependent on how much of a deposit you can raise.

3

## GET YOUR FINANCES IN PLACE

Firstly, calculate how much of the deposit you are able to put together. Take into consideration your current income and savings. If you aren't a cash-buyer, take a look at what mortgages are available to you; at Regency we work with a trusted network of financial advisors that can assist you throughout the mortgaging process.

4

## DECIDE WHERE YOU WANT TO INVEST

If you're investing somewhere you're already acquainted with, then you should already be equipped with sufficient knowledge of local amenities, transport links and, just as importantly, yields and expenditures. If you're investing in somewhere new, take the time to conduct diligent, thorough research; this is an important part in the investment process and one that which our property consultants are able to guide you through the process.

5

## CHOOSE A PROPERTY

Subsequent to deciding which region you will be investing in, the next step is to choose a unit(s) within a specific development. You've organised your finances and researched the local market, now it's time to make a move and turn your ambition into action.

6

## MAKE AN OFFER

You will be asked to make just a £5,000 deposit payment which, once paid, will result in the property being taken off the market. **API GLOBAL** distinguishes itself from the market by offering distinctive investor friendly build projects whereby investors' capital is not required to fund or build developments.

7

## ARRANGE A MORTGAGE

If you're going about your investment in the correct manner, you should already have a mortgage in principle (assuming you're not a cash buyer). You will have spoken to one of our trusted financial advisors and are well aware of your mortgaging options.

8

## EXCHANGE CONTRACTS

This stage is reached once your solicitor is satisfied with the contract, mortgage has been formalised and the deposit has been paid. Once contracts are exchanged, purchasers become legally obliged to purchase the unit and we are legally bound to sell it to you.

9

## FINAL ARRANGEMENTS AND NEGOTIATIONS

This is where the nuances of your investment will be finalised. You'll need to make arrangements as appropriate for the supply of; electricity, gas, water, telephone and internet services. At **API GLOBAL**, we work with trusted letting agents who will take care of finding a tenant to occupy your new investment, ensuring that you are able to see quick returns with a minimal void period.

10

## COMPLETE THE SALE

The completion day is when you transfer payment for the property and acquire legal ownership.



# Project Pipeline

## NEW MONACO

The £275 million landmark development will redefine city-living in Birmingham. A brand new development comprising of over 1,500 units, based on Bristol street, the main artery road into Birmingham.

## TRAFFORD PLAZA

The new build 16-storey development based in Old Trafford, Manchester, will comprise of 174 apartments with the extra provision of an underground car park to complement this very modern development.

## HARDEN PARK

The twelve luxury living housing development, worth more than £10.5 million when complete, will be accessible via a private road, encompassing spacious grounds, woodlands, an on-site lake; accounting for approximately 26,000 sq ft in one of the most desirable areas of the North West.

## CHESSER HOUSE

Located only four miles west of Edinburgh city centre, Chesser House, currently an eight-storey 1970's office building is being targeted for transformation into 150 One and Two-Bedroom apartments.

1. Birmingham
2. Manchester
3. Central London
4. Greater London
5. Leeds
6. Edinburgh
7. Sheffield
8. Derby
9. Norwich
10. Swindon
11. Bristol
12. Exeter
13. Ipswich
14. Alderley Edge
15. Cardiff
16. Belfast
17. Dublin
18. Cork
19. Glasgow

- ◆ Further Information Overleaf
- ◆ Cities in Property Pipeline





### **TRAFFORD PLAZA** TRAFFORD

Set in the heart of the Old Trafford area of Manchester, Trafford Plaza offers a new concept in modern living.



### **NEW MONACO** BIRMINGHAM

One of Birmingham's most rundown and derelict city centre buildings will be replaced with an impressive retail and residential development.



### **HARDEN PARK** ALDERLY EDGE

Harden Park residential development is situated amongst the beautiful North Cheshire Green Belt, in the highly sought-after suburb of South Manchester, Alderley Edge.



### **CHESSER HOUSE** EDINBURGH

The development based on Georgie Road in a sought-after suburb of Edinburgh city centre will be transformed into modern residential accommodation with the provision for substantial parking space.

# Present Projects

## GROSVENOR HOUSE NORWICH

A well-positioned development comprised of 79 apartments, based in close proximity to local amenities and the local train station. The continuously improving infrastructure make this development a perfect commuter location to invest into.



## TRELAWNEY HOUSE BRISTOL

Trelawney House comprises of Studio, One-bedroom and Two-Bedroom apartments in the heart of Bristol city centre. The desirable location coupled with cosmopolitan lifestyle options available in close proximity; all combine to create one of the most exciting places to live in Bristol.



# Present Projects

## HERITAGE GATE DERBY

Phase One of Heritage Gate, Norman house has 88 Studio, One-Bedroom and Two-Bedroom apartments, located in the heart of Derby's business and commercial district known as the Cathedral Quarter.



## ELECTRA & GUILD HOUSE SWINDON

The award-winning Electra & Guild House development comprised of two separate buildings provides 156 high-spec apartments.



# The Developer

*Delivering excellent value and achieving high quality projects through innovation*

MCR Property Group construction team delivers seamless projects to the highest standards through innovation in modern methods of construction, programme and cost.

MCR Property Group has been recognised and awarded with some of the industry's highest awards for building excellence. Almost uniquely amongst leading developers, our clients benefit from a highly skilled and diverse in-house team which includes acquisitions managers, property management teams, quantity surveyors and procurement professionals. This enables Regency Residential, part of MCR Property Group to deliver every stage of the project to our high standards, consistently exceeding client expectations.

MCR Property Group is recognised as a leading investment and development company focused on residential and commercial real estate. Established in 1989, the company model has recently moved from retaining property in the long-term to securing 'value add' opportunities across the UK. With over 25 years experience, MCR Property Group has transacted over £2.88Bn worth of properties with a further £1.5Bn in the pipeline. Both the large portfolio and the over 150 strong property professional team, spread across offices in; Manchester, Birmingham and London, are all testament to the unparalleled opportunities and product MCR Property Group provide.



# Contact Us



+44 (0) 203 198 4370

[info@apiglobal.co.uk](mailto:info@apiglobal.co.uk)

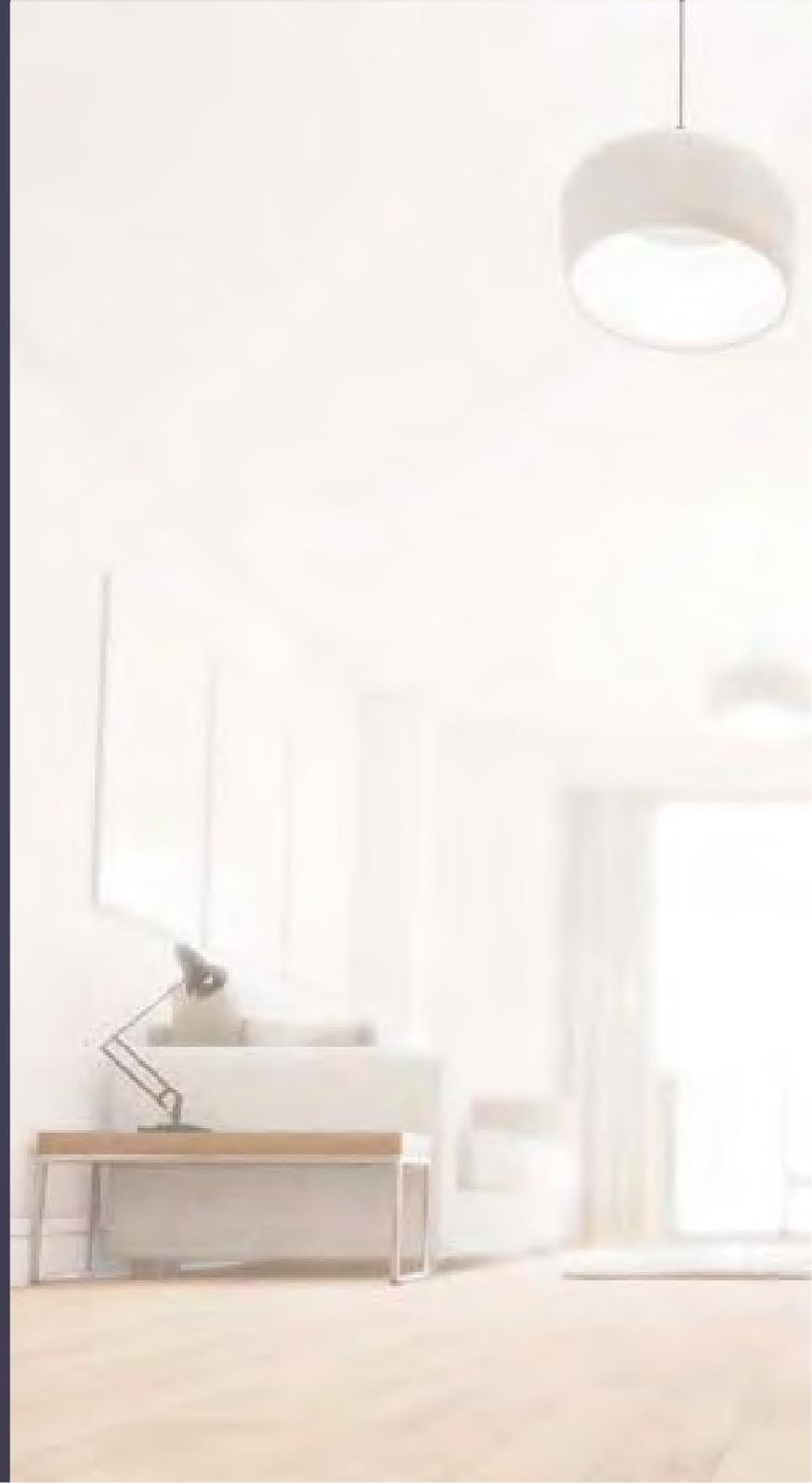
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PillBox Studio 5.04  
115 Coventry Road,  
London, E2 6GG  
United Kingdom

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# API GLOBAL

Agent in Kuwait



Tel. : +965 25757 871  
Fax : +965 25757 874  
Email : [info@toprealestategroup.com](mailto:info@toprealestategroup.com)

Agent in Qatar



Tel. : +974 444 33 033  
Fax : +974 441 27 589  
Email : [info@toprealestategroup.com](mailto:info@toprealestategroup.com)