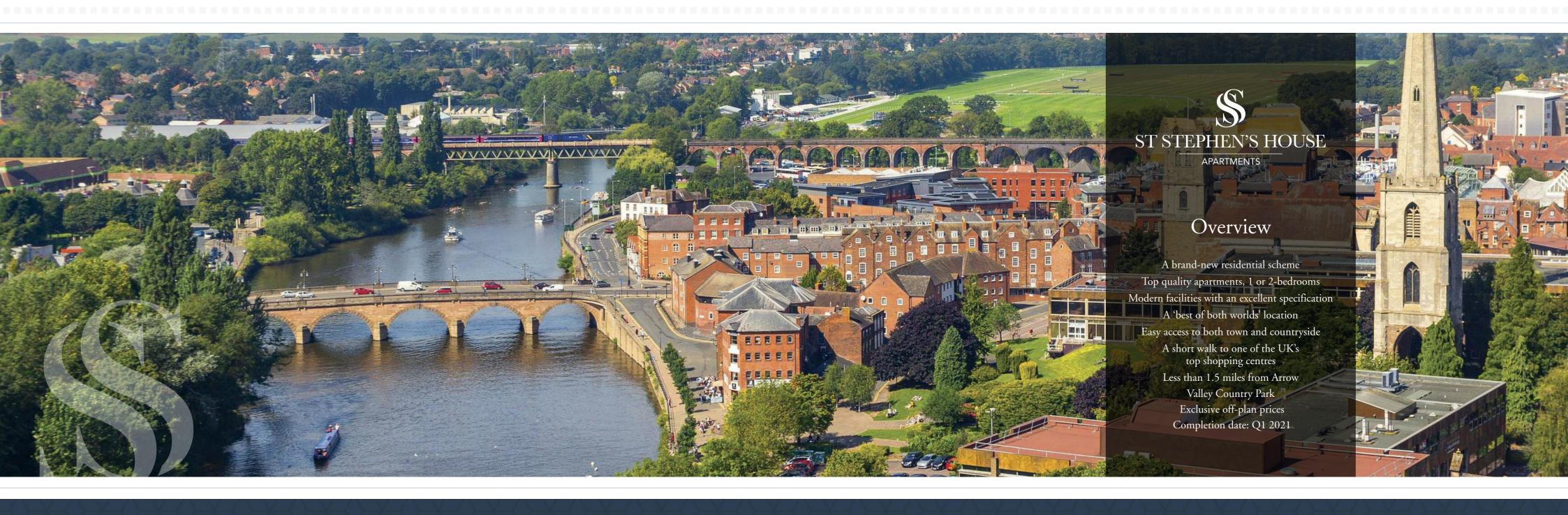
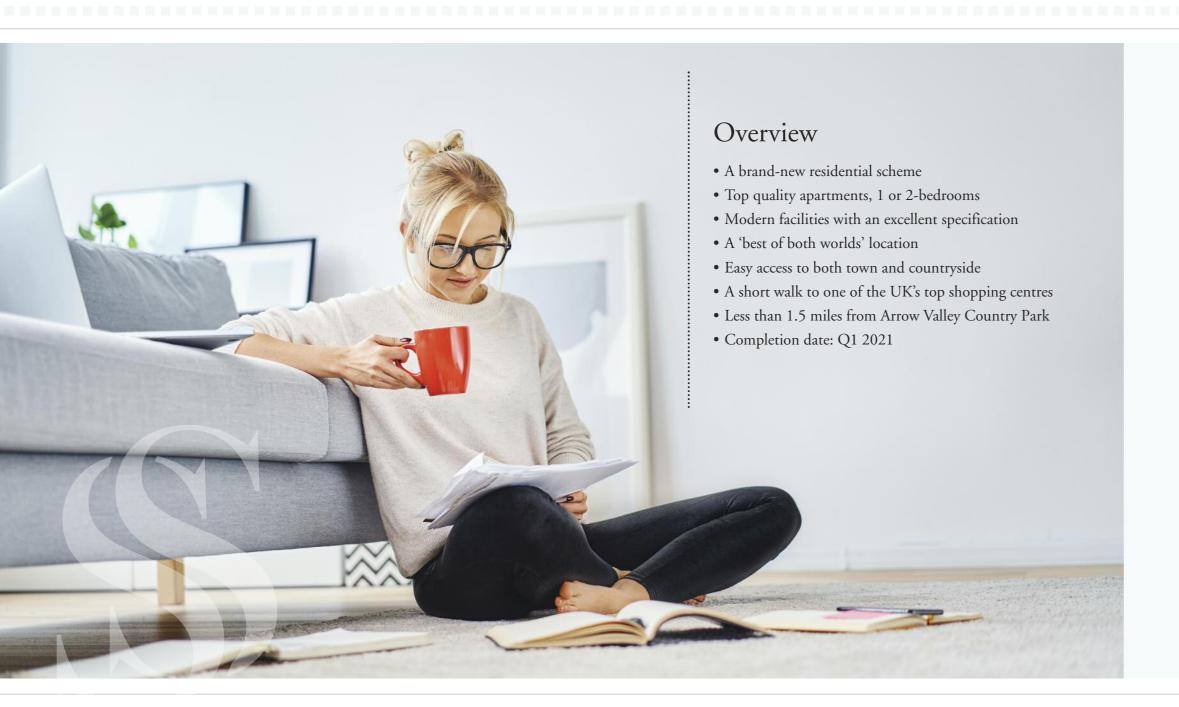
ST STEPHEN'S HOUSE

APARTMENTS







INTRODUCTION

St Stephen's House is the result of a bold vision to transform a modern office building into one of the most desirable residential properties in all of Worcestershire.

Standing at the junction between Prospect Hill & Easemore Road, just 300 metres north of the town centre, St Stephen's House occupies an attractive up-market location. It is flanked by solicitor's offices, a dentist and the historic Smallwood House, a 19th century hospital now serving as an NHS health centre.

The position offers all the convenience of town centre living; the nearest bank lies just 100m from the door, and a little further on is the impressive Kingfisher Shopping Centre, ranked as one of the UK's top 20 retail destinations. Also close by are bars, restaurants and the Edwardian era Palace Theatre.

But for all its urban convenience, St Stephen's House also makes a great base for those who love green open spaces. One of Redditch's unusual characteristics is that it is set within a well-established green-belt region, so the town quickly gives way to scenic countryside, without the usual urban sprawl. As a result, residents don't have to travel far to enjoy country walks or bike rides, and the beautiful Arrow Valley Country Park is also within easy reach.



Upon completion in Q1 2021, St Stephen's House will feature a mix of one-and two-bed apartments, all designed with flair and built to the most exacting modern standards.

Features at a Glance

- An exceptionally good location in a leafy neighbourhood
- Built to the latest standards for quality and energy efficiency
- A choice of one- and two-bedroom apartments
- Quick and easy access to both countryside and the town centre
- Help-to-Buy support available



THE NEIGHBOURHOOD

The immediate vicinity around St Stephen's House is attractive and popular, with an air of professionalism about it. It is home to legal practices, accountants, estate agents, banks and other offices, and a well-regarded restaurant stands just across the road from the property. To the south, there's also a small wooded park – Church Green – which features a fountain and a covered bandstand.

To either side of that park – on Church Green East and Church Green West – offices quickly begin to blend with a host of well-maintained high street shops and cafes. The area then opens out into a busy plaza, overlooked by the 19th century Gothic church that gives St Stephen's House its name.

Beyond that, shoppers can take advantage of all the attractions of the Kingfisher Shopping Centre, a UK top-20 shopping destination that hosts 140 stores including some of the country's best-known retail brands.

Such is the compact nature of Redditch that a 1.5-mile radius of St Stephen's House encompasses not only all the town centre amenities but also two golf courses, an attractive fishing lake, a sports and leisure centre, a ruined abbey (with museum), and a country park. The 900 acres of Arrow Valley Country Park itself include a 200-acre boating lake and miles of walking trails, making it one of the area's most vibrant recreational attractions.











THE DEVELOPMENT

St Stephen's House is a modern, town-centre residential development, created through the conversion of a former office building immediately to the north of Church Green.

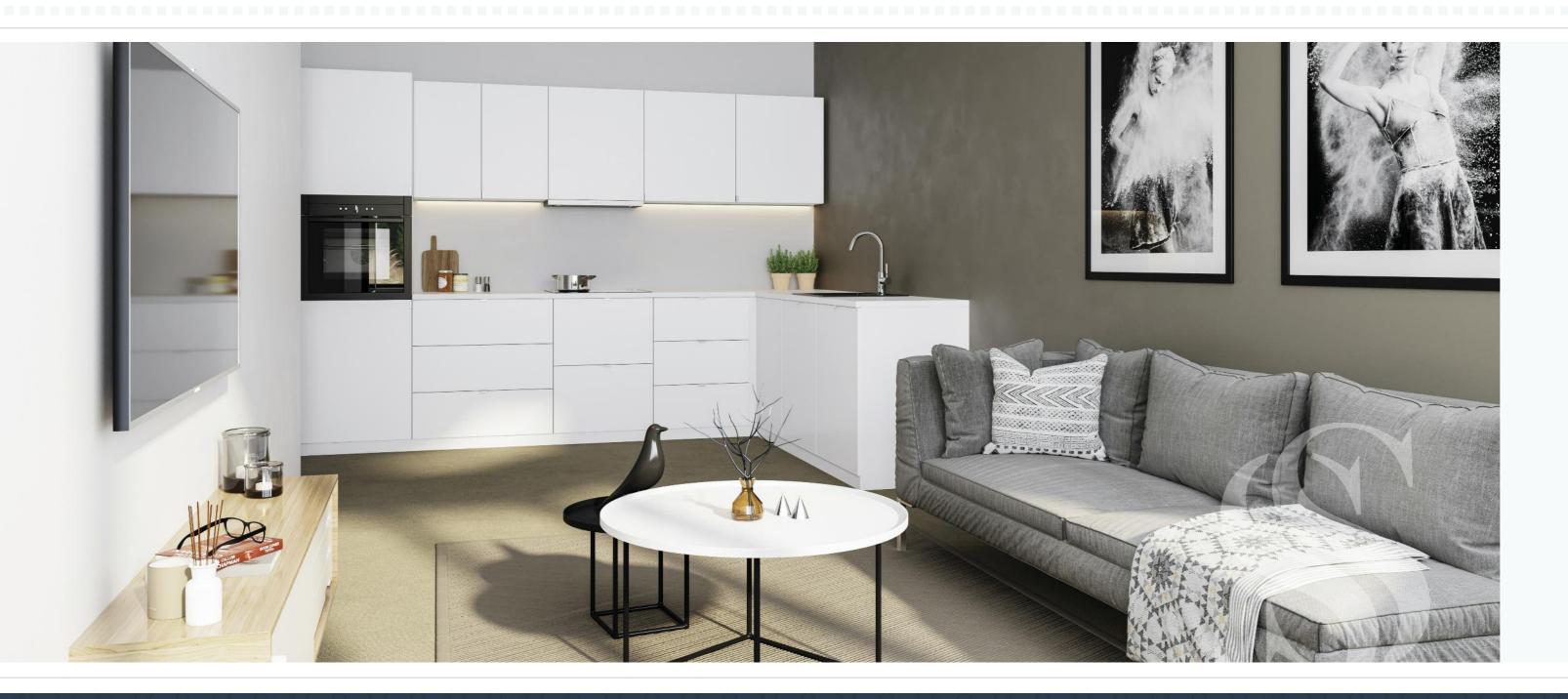
The brick-faced structure is ideally suited to residential conversion. Having secured planning consent, the developer has now begun the process of stripping out the interior and creating, in its place, 98 top quality apartments. These will comprise 84 single-bedroom units and a further 14 with two bedrooms.

The building's transformation is being managed by Empire Property Concepts, which, since 2003, has specialised in creating stylish, highquality accommodation for discerning modern residents. Empire is carrying out this multi-million-pound redevelopment scheme using its own in-house architects and operatives. Property sizes will range between 32 and 74 square metres, and there will be 25 private parking spaces available for purchase.

Details at a Glance

- 84 single-bedroom apartments
- 14 two-bedroom apartments
- Between 32 and 74 square metres of floor space
- Set on four storeys
- 25 parking spaces available
- Eligible for Help-to-Buy support
- Due for completion in Q1 2021









THE APARTMENTS

The apartments at St Stephen's House are aimed squarely at discerning residents who want an attractive and convenient location, coupled with all the advantages of a high-quality modern build.

The apartments comply with all the latest standards for energy efficiency and safety, and the development as a whole offers a choice of layouts, with prices varying accordingly.

Across all designs, the emphasis is on style, convenience and utility. The apartments' open plan designs make excellent use of light and space, while energy-efficient glazing, insulation, lighting and appliances help to ensure minimal running costs.

Empire Property Concepts specialises in targeting more demanding buyers so the units are built with quality in mind. Floors feature hardwearing Karndean and high-quality carpets, and the stylish fitted kitchens are all equipped with integrated appliances. These include electric fan ovens and easy-clean halogen hobs, washing machines, fridge-freezers and extractors - all of which are A-rated for energy efficiency.

Similarly, the tiled bathrooms feature highquality showers and the living areas are spacious, uncluttered and fitted with luxurious extras such as chrome-finish plugs and light sockets, and USB chargers built into wall sockets. In short, the units are attractive, luxuriously laid out and designed for 21st Century living.



Features at a Glance

- Stylish, with an excellent build quality
- Light, airy and modern
- Luxuriously equipped
- Safe, secure and energy efficient
- Compliant with all building and safety standards
- A choice of layouts and prices

Kitchen Facilities

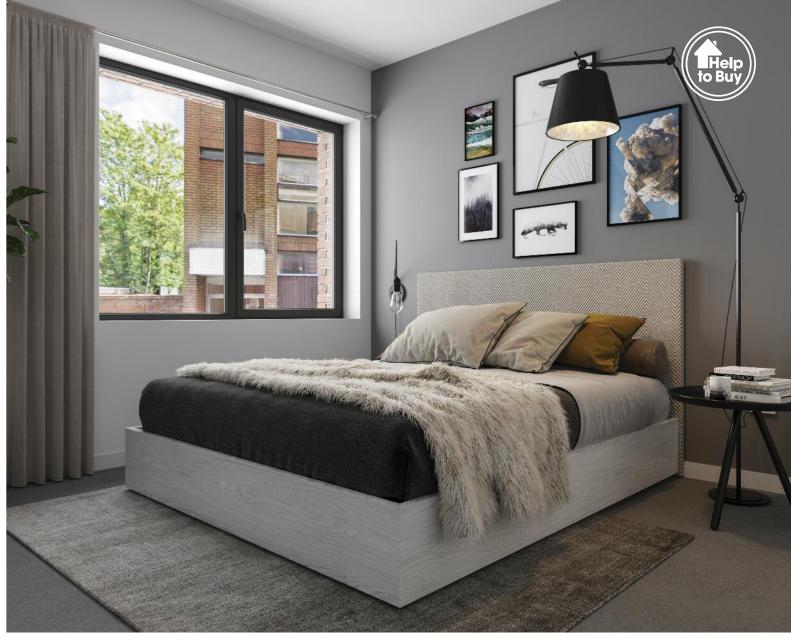
- Fitted base and wall units
- Under-cupboard lighting
- Electric oven, hob and extractor
- Integrated fridge-freezer and washing machine

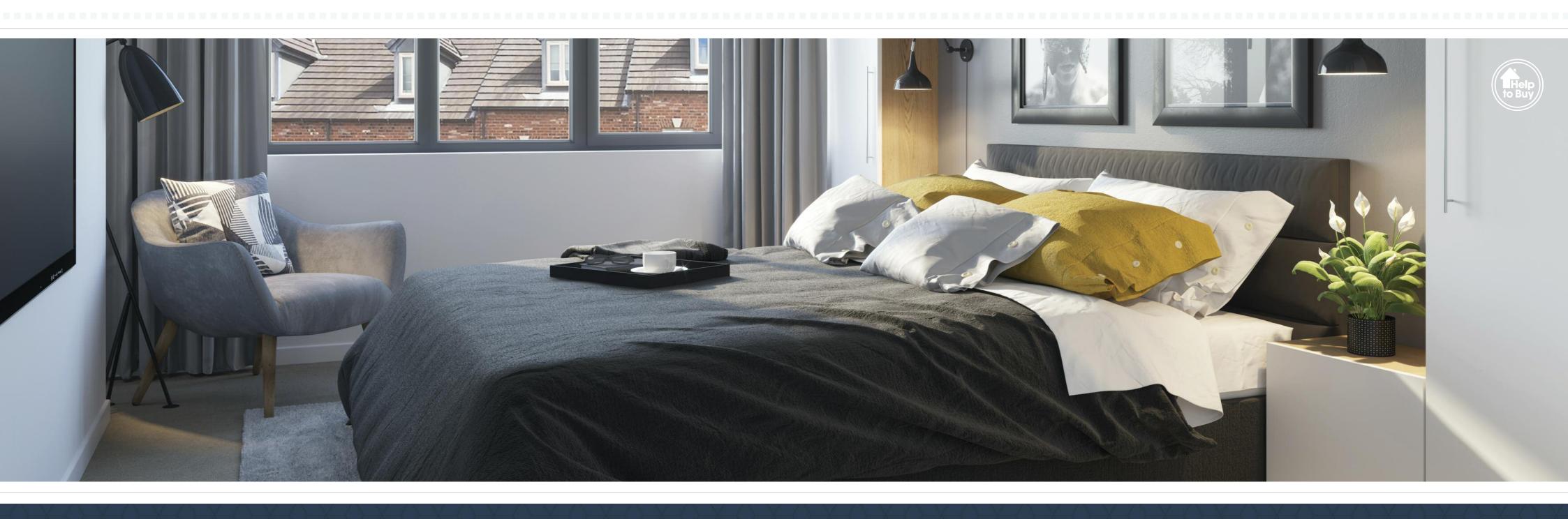
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APARTMENTS

GETTING AROUND

St Stephen' House has an excellent strategic location. Situated just 200 metres to the north of the town centre it puts all local amenities within easy walking distance. Despite this, the B4160 Redditch Ringway passes less than 100m to the north of the property and links to the A441, which is part of the main arterial network, so it also makes an excellent base for commuters.

- An easy walk to the town centre
- Bus stop directly outside the property
- Just 400m (approx.) to the railway and bus stations
- Easy access to the main road network and motorways

On foot:

Yeadon town centre lies just 200m away and the walk into the centre takes in some of the town's most attractive urban spaces. The route passes cafes, bars, shops and an attractive public square, and much of the area is essentially pedestrianised, making the area safe, quiet and relaxed.

Public transport:

The nearest bus stop lies on Easemore Road, immediately to the south of the property. Services run regularly to the town centre and other local destinations. The bus station itself is located around 385m away to the south west, beneath part of the Kingfisher Shopping Centre on the appropriately named Station Way.

Rail:

Redditch railway station is located immediately to the north of the bus station, creating a single local transport hub. Part of the West Midlands network, it is effectively a local branch line that connects to local stations such as Alvechurch and Barnt Green, and ultimately to Birmingham New Street. Here, passengers can then connect to the wider national rail network.

Road:

St Stephen's House stands approximately 100m from the B4160 Redditch Ringway, although the slip road onto it is a little further away – approximately 360m. This ring road connects to the A441, which runs north to the M42 and Birmingham, and south to the A422, which runs west into Worcester.

Junction 2 of the M42 is about 6km to the north, and this links to other main routes including the M5, the M40 and the M6.

Specifications

General



- Smooth plastered walls finished with emulsion in a natural shade
- Smooth plastered ceilings with white emulsion
- Modern square skirting and door frames
- Grey gloss finish to skirting boards and door frames
- Wooden doors
- Contemporary chrome door handles
- $\bullet \ Chrome \ window \ furniture$

Floor coverings



- Living area Quality carpet
- Dining Area Quality carpet
- Hallway Quality carpet Bedrooms Quality carpet
- Bathroom Karndean flooring
- Kitchen Karndean flooring

Mechanical

• Chrome light switches

• Chrome plug sockets with

USB charging point to

lounge and bedrooms

Chrome downlighting

• Phone point to lounge area

• Satellite point to living area

• Bathroom to have chrome

wall mounted heated towel rail

throughout

Electrical and

Kitchen



Quality high gloss kitchen including base units and a

- Soft close doors
- Concealed under wall cabinet lighting illuminating the work surface below

selection of eye level cupboards.

- Quality complimentary laminate work surface
- Fan assisted single electric oven
- 600mm induction hob
- Integrated tall fridge freezer
- Integrated dishwasher and washing machine
- Brushed steel extractor fan housing and fan
- Stainless steel sink and chrome mixer tap
- Fully tiled splashbacks

Bathroom



- Walls tiled around wash hand basin shower areas
- Floor standing WC with push button flush
- Floating hand basin with cabinet surroundFully enclosed shower
- with glass door

 Overhead shower
- Overhead shower with mixer and riser
- Wall mounted chrome heated towel rail
- Forced extraction



HELP TO BUY



Help to Buy is a government scheme designed to make it easier to find the deposit necessary to buy a home. It takes the form of an equity loan and it works like this:

- The buyer provides a deposit of just 5%
- The UK Government provides a loan for up to 20% of the property's value
- The loan is interest-free for 5 years

This helps to overcome the common hurdle of finding the initial deposit. It also means that the buyer then only has to agree a 75% loan-to-value mortgage, which will often be available at better rates. Where required, ES1 will be happy to help clients to take advantage of the Help To Buy scheme, and to identify a selection of appropriate, competitively-priced mortgage products.



SUMMARY

- Redditch's newest residential development
- An enviable location in an attractive neighbourhood
- Built to the highest standards
- Backed by a 10-year warranty
- Help-to-Buy support available
- Good prospects for increasing value
- Highly attractive pre-market prices
- Completion date Q1 2021

