



## King Cross Street, Halifax, HX1 2SH

SHOW FLAT AVAILABLE | CONTEMPORARY APARTMENTS | 1 BEDROOM | HISTORIC BUILDING  
TOWN CENTRE LOCATION | EXCELLENT RENTAL YIELD 8% PLUS | SUPERIOR SPECIFICATION |

**From: £65,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## King Cross Street, Halifax, HX1 2SH

### ATTENTION INVESTORS!!!

Fabulous contemporary 1 bedroom apartments COMING SOON to Halifax town centre. This landmark building, formerly the Halifax Courier premises, is undergoing a £41m refurbishment to create over 60 new homes, ideal for letting out, or for those who wish to live close to all amenities in the town centre. Please contact the agent to view the show apartment.

### EXCITING OPPORTUNITY

Buy into this fantastic investment opportunity now and buy into a piece of Halifax history. Excellent gross yield of around 8% from this £41m refurbishment due for completion end 2017 by this reputable developer with a proven track record. One bedroom contemporary apartments including white goods. Conveniently situated on the edge of this bustling town centre. SHOW FLAT AVAILABLE.

### DEVELOPMENT

This exciting development is being carried out by Fitzwilliam Capital Partners, based in Manchester and is due to complete at the end of 2017 ready for occupation. It is made up of over 60 individual apartments over 5 floors with 2 lifts.

### SPECIFICATION

Each apartment will be finished to a high standard with 6 panelled colonial doors, chrome ironmongery, Greenwich Range Oak or gloss finish kitchen units with integrated oven, hob and extractor. Apartments will come with blinds already fitted, triple glazed windows with a 10 year guarantee and an Efficient Rointe electric heating system. White goods will also be included.



### RENTAL POTENTIAL

These apartments will be ideal for workers in the town centre and also for commuters to other towns and cities as the railway station is within walking distance, with links to Leeds, Manchester and beyond. Rental income is expected to be from around 8% gross - with rents between £450 for the smaller units to £550 for the larger ones. On site property management for landlords, if required.



### TENURE

#### *Leasehold*

Ground Rent £250 per annum (increase in line with inflation after year 5). Service Charges £550 approx. per annum. Term = 125 year lease.



### INCENTIVES

Contribution towards legal fees and guaranteed rent for 1 year.



## **OPENING HOURS**

Monday - Friday: 09:00 - 17:30

Saturday: 09:30 - 13:30

## **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.