

A high-yielding investment in Sheffield city centre. - England's fourth largest city with a soaring rental market, up by 9% annually (JLL).

# Starting price: GBP 168,000

Reservation fee: GBP 5,250

**Completes:** February 2024 - earn immediate rental returns

Capital growth: 20% forecasted over 5 years

Rental yield: 6.4% gross estimated

5-year ROI: 56% predicted (Earn £97+k)

## Amenities:

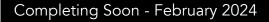
Resident lounge, co-working space and 24/7 concierge / reception

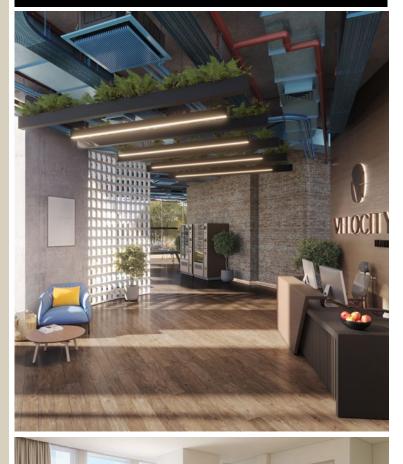
## Specifications:

Open plan living, floor-to-ceiling windows, high spec finishes (FRANKE sink & BOSCH oven), balconies

Development by:







Sheffield - UK Voted one of the best cities to invest 2024



# Prime city centre location:

- 10-minute walk to the acclaimed University of Sheffield and Sheffield Hallam University, home to 67,000 students
- Walking distance to key transport hubs, entertainment and award-winning food and drink hotspots

### **Location Link**



### **Studio Apartment**

**GBP 168,087** Very spacious layout

One-Bedroom

**GBP 174,410** Multiple layout options

Two Bedroom

**GBP 272,416** Corner apartments / Dual aspect & view

- Sizes: 398 826 sqft.
- Furniture options available with our recommended partners A hassle free investment

## Velocity Tower - Long-Term Investment Projections

Based on an average one-bedroom	£174,410
5-year rent forecast (6.4 -7.2% gross)	£59,299
5-year capital growth forecast (4% annual growth)	£37,786
Total 5-year return	£97,086 (56%)

