



Quayside View Studios

Introducing Quayside View

Newcastle. A city guarded by the majestic and iconic Angel of The North, signifying the city's flight into the information age. A city steeped in history. A city with its eyes open to the future and the buzz of anticipation stirring in its streets. The defining jewel of the North East.

Wandering through the streets of Newcastle, it is easy to see why Lonely Planet described the city as 'the hipster capital of the North East' and why it has been voted 'favourite UK city' by The Guardian and Observer Travel Awards. Newcastle is a synergy of past and present with its sights firmly set on the future.

From its namesake, the historic Newcastle Castle, dating back to 1178 to the Intu Metrocentre, Europe's biggest shopping mall, there is something to cater for every taste and every interest. Whether it being swept away by the cheers and chants ringing out from St James' Park, or experiencing the vibrant nightlife, Newcastle has it all and more besides.

With two world class universities and twenty further education colleges, all either in the heart of Newcastle itself or a short distance away, promising students the time of their lives, it's easy to see why the university student population has ballooned to over 80,000 UK students plus an ever-growing overseas intake over the past few years. With the growth of the student population, comes the increase in demand for student accommodation, therefore now is the time to become involved in this. Now is the time to become part of this vibrancy, this wealth of opportunity that is Newcastle.





The student sector has been revolutionised over the past years and has been transported from a niche area into one of the most alluring property investment opportunities. In 2017, UK student property was worth £4 billion and is expected to increase to a massive £5.3 billion this year, according to a report by Savills.

With the increased number of overseas students plus the rise in UK university applicants, the market has never been so strong. Parents and students alike are continuing to search for high quality, purpose-built accommodation that is conducive to encompass the entire university experience. This together with rental growth outperforming inflation in recent years, makes it the ideal time to invest.



Why Invest in Student Accommodation?

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- Top Performing Asset Class
 - Proven Model High Yields
 - No Stamp Duty Charges
 - Low Cost Entry
 - Continuous High Demand
 - Mature and Stable Market
 - Hassle-Free Hands-Off
 - Fully Managed
 - Capital Growth Potential
 - Long Term Letting Periods

Introducing Quayside View

Stunning Views

Situated at the western end of Newcastle Quayside in the Stephenson Quarter, Quayside View Studios boasts stunning views along the famous River Tyne. Once home to Robert Stephenson and the birthplace of the world-famous Rocket locomotive in 1829, the Stephenson Quarter has just completed phase one of the £200 million regeneration project that has been dubbed 'Newcastle's coolest development.'

Quayside View Studios provides an exciting addition to the continuing development of the Quayside along the river front in line with the 'Tyne Gorge' study guidelines. Its detailed architecture has been sympathetically created to facilitate construction on a site steeped in history ensuring its design maximises the exquisite river views with its floor to ceiling windows.

A Compelling Investment Opportunity

With 126 self-contained studio and 1 bedroom apartments in such a prime location, just minutes walking distance from both Newcastle's world class universities, bars, shops, public transport plus other attractions in the city, Quayside View Studios exceeds all the demands of students looking for superb quality accommodation in the very heart of the city - a city, incidentally, that has been named the UK's 'Best University City' three years running.

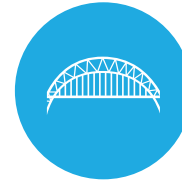
With the ever-growing demand for high quality student accommodation, Quayside View offers an exciting investment opportunity and one not to be missed.



Introducing Quayside View



Historic site



**Stunning views across
the Tyne**



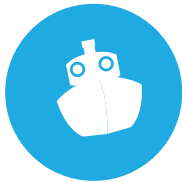
**Europe's largest shopping
mall - 10 mins bus ride**



**Bars and
restaurants - 10
mins**



**University - 15
mins**



**Coast - less than 30
mins on the metro**

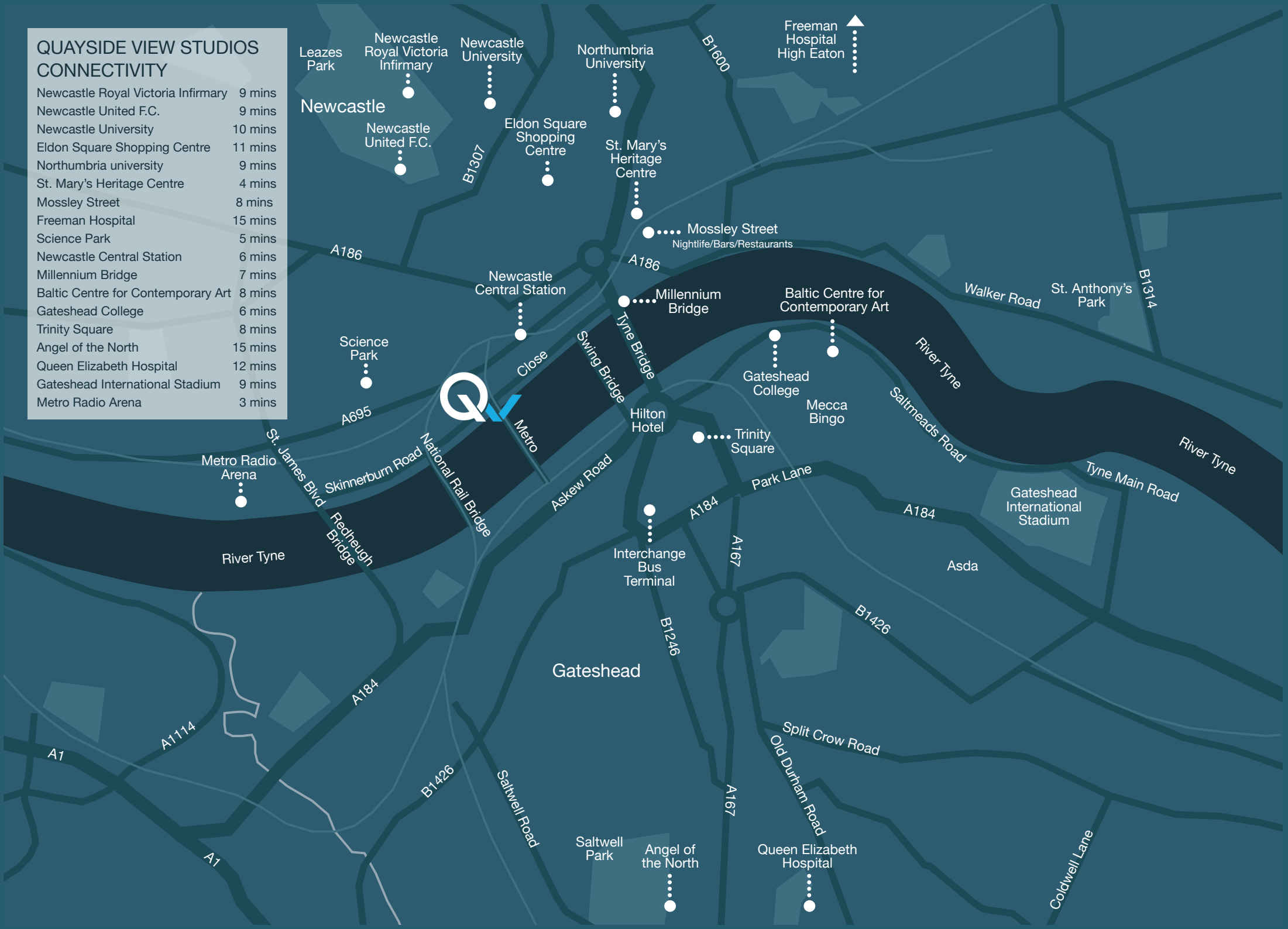


**Central Station - less than
10 mins**



QUAYSIDE VIEW STUDIOS CONNECTIVITY

Newcastle Royal Victoria Infirmary	9 mins
Newcastle United F.C.	9 mins
Newcastle University	10 mins
Eldon Square Shopping Centre	11 mins
Northumbria university	9 mins
St. Mary's Heritage Centre	4 mins
Mossley Street	8 mins
Freeman Hospital	15 mins
Science Park	5 mins
Newcastle Central Station	6 mins
Millennium Bridge	7 mins
Baltic Centre for Contemporary Art	8 mins
Gateshead College	6 mins
Trinity Square	8 mins
Angel of the North	15 mins
Queen Elizabeth Hospital	12 mins
Gateshead International Stadium	9 mins
Metro Radio Arena	3 mins



Taking a Closer Look – The Studio Apartments

Quayside Studio Apartments blows all previous stereotypes of student accommodation out of the water. Each self-contained studio and 1-bedroom apartment oozes luxury and comfort whilst offering the practicality for studying and socialising. Fully furnished to the highest possible standard complete with fast Broadband connection and oak finish acoustic flooring, the apartments give the look and feel of being a home from home. With open plan design and floor to ceiling self-cleaning windows, each apartment offers space, freedom and some of the most spectacular views in Newcastle.



The Specifications – The Construction

The building is modern and yet sympathetic to the landscape of this historic site. Structure to be steel frame on a piled foundation
Insitu concrete floors on a metal decking
Concrete lift and stair core.
Metztec internal panelling forming a cavity construction with cladding to the external envelope
Metal window frame with slim line picture frame profile. To meet Part L
Aluminium grill to plant/bin store/cycle store. Colour to match Window frames.
Curtain walling to entrance.
Internal metal studwork dividing studios and communal areas
Modern self-cleaning windows



The Specifications – The Bedroom



- Double bed (bed linen not included)
- Headboard (built- in with head lamp)
- Desk and desk chair with desk drawers (built- in, white)
- Bookcase/shelving (built- in, white)
- Pin board
- 32" Flat screen TV
- Wardrobe (built- in, white)
- Full-length mirror (1200 x 400mm)
- Waste paper bin
- Ironing board
- Radiator
- Roller blinds or similar
- Acoustic flooring, oak finish or similar
- Fast Broadband

The Specifications – The Kitchenette

The kitchenette area creates a good space and opportunity for independence and privacy. Each kitchenette has been carefully designed to maximize space and finished to a high quality.

- Matt or gloss finished cupboards
- Fridge Freezer
- Single sink and draining board
- Microwave Oven
- Bin/recycling under sink
- 2 ring hob (electric)
- Worktop and splash-back
- Fire blanket





The Specifications – The Communal Facilities

Embarking on university life can be daunting for both parents and students alike. Here at Quayside Studio Apartments, we have incorporated ways to alleviate this potential stress and offer some features that other developments lack.

This purpose-built development has superior communal facilities that are perfect for studying, socialising with friends and opening up opportunities to form new friendships, with ample seating and a 60” flat screen TV. On top of this, Quayside View offers gym facilities, cycle storage, e-bike rental, media room plus communal activities. A tea and coffee station is also provided to fuel those study sessions or to just hang out with friends and chat over a coffee.

There is a reception area where a friendly face can always be found and 24-hour security – a feature not offered by all developments, but one we find paramount to gaining peace of mind. Continuing on that theme of security, there are also individual student post boxes, ensuring that all deliveries will be delivered safely.

Finally, there is also high quality on-site management and lettings support, again giving you peace of mind that your investment is in safe hands.





- Communal areas with seating and bench including flat screen TV 60"
- Reception area including 24-hour security with compliant reception desk with associated staff facilities, deliveries room and individual student post boxes
- Laundry facilities
- General/ Cycle Store
- Electric bike rental
- Purpose-built gym
- Coffee / Tea station
- Media Room
- Cleaning on-site
- Communal activities
- On-site Lettings
- Management Company

The sheer elegance of each apartment plus the carefully considered communal facilities makes Quayside Studio Apartments a compelling investment for the future.

The Financials

Whether you are embarking on property investment for the first time or expanding your empire, this opportunity is not one to be missed. With an assured rental of 8% for the first 5 years, you can sit back and relax, knowing that your investment is in safe hands.

Your journey to owning one of these bespoke studio or 1 bedroom apartments couldn't be easier.

Reservation Process

Step 1

Choose apartment and payment plan

Step 2

Complete reservation form & pay reservation fee

Step 3

Sit back and earn interest whilst the property is built

Step 4

Take legal completion & enjoy high rental returns & hassle free management

RETURN ON INVESTMENT EXAMPLE

Purchase Price: £82,000

Gross Rental Received: £8,036

Estimated Management & Service Charge: £1,476

Net Rental Received: £6,650

Annual Ground Rent: £250

NET RETURN ON INVESTMENT: £6,560

*8% net rental
assured for the
first 5 years of
ownership*



- Prime location close to world class universities
- Furnished to a high quality
- Hassle- free onsite Management and Lettings
- Fast Broadband
- Communal Areas
- On-site cleaning
- Purpose-built gym facilities
- Concierge Service
- 24-hour security

Prices from
£82,000

The Team



Stripe Homes

With over 18 years' industry experience, their attention to detail plus their strong reputation for creating eye-catching, luxurious, purpose-built accommodation they are by far the superior choice for this development.

Together, we provide a tailored, client centered approach and take all the hassle out of investing in superb opportunities such as Quayside View Studios. We will work closely with you, giving you peace of mind that your investment is in safe hands, providing you with the luxury of sitting back and watching your investment work for you.

NAPPER

Napper Architects

Formed in 1946 and achieving an impressive 90 awards for excellence in 30 years, Napper Architects has made outstanding contributions to successful architecture both regionally and nationally. Their team of committed, hard-working and enthusiastic architects have worked closely with Barrows and Forrester, who have brought ideas from their previous developments to create the bespoke design of Quayside View Studios.



Meldrum Construction

Since its establishment in 2001, Meldrum has grown rapidly as a construction company, employing over 180 tradespeople to deliver high quality construction. Their focus is to work efficiently and effectively on projects that strengthen local communities and enhance the nation's infrastructure. With this in mind, they are the perfect choice for this development.





Want more information?

If you would like to speak to us about this compelling opportunity, please feel free to get in touch. We will be more than happy to answer any questions.

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