

# 76

HOLLOWAYHEAD

BIRMINGHAM  
WEST MIDLANDS,  
ENGLAND



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# THE HOME OF YOUR PORTFOLIO

Surrenden Invest is a London centric property investment consultancy providing private investors with opportunities in high demand growth areas.

Before we bring a development to the market, our project management team undertake extensive due diligence to ensure every project meets with the four major commitments we make to our investors.

We offer a holistic approach to investment services allowing our clients to entrust the day-to-day running of their portfolio to our management team or alternatively take control of their portfolio whilst benefiting from our advice and experience.

**SURRENDEN INVEST UNLOCK EXCLUSIVE OFF MARKET STOCK IN HIGH DEMAND GROWTH AREAS.**

## OUR COMMITMENT TO YOU



### ASSET BACKED INVESTMENT

Feel confident in your investments with clear registered legal title facilitated through a UK solicitor.



### STRONG SUSTAINABLE DEMAND

We undertake extensive market research to ensure our projects are located in high demand growth areas.



### OFF MARKET DEVELOPMENTS

We specialise in off market property and works with some of the largest developers and exclusive property portfolios in the UK.



### HANDS-FREE MANAGEMENT

End-to-end investment management services allowing you to leave the day-to-day running of your portfolio to our team.

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MAILBOX  
BIRMINGHAM

# PRESENTING NO.76

No. 76 is a collection of 34 luxurious apartments in an uber-prime Birmingham B1 city centre location on Holloway Head. The spacious homes are almost on the doorstep of the upscale Mailbox shopping and dining destination and just two minutes walk from Birmingham New Street Station, on a road tipped to be the new "Millionaires' Row."

The Holloway Head and Mailbox location that No. 76 enjoys is the epitome of vibrant inner city living. It is the ultimate Birmingham location for those who want to eat, work and play in the very best spot that the city has to offer.

The prime setting, along with the generous size and outstanding design of these one and two-bedroom apartments, sets them apart as a unique collection of desirable homes.

No. 76 has been created to take the Birmingham inner city lifestyle to the next level.

From an investment standpoint, it presents investors with a turnkey management solution with superb potential for capital growth and strong yields.

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34

SPACIOUS  
URBAN-LIVING  
APARTMENTS

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Birmingham has undergone extensive regeneration work over the past decade and more, with the result that the city centre has some outstanding new urban neighbourhoods. Regeneration work in the immediate vicinity of Holloway Head includes the already completed £350 million Brindleyplace development. A further £1.1 billion is being invested in the vibrant mixed used developments of Arena Central and Paradise Birmingham, which together are providing some 3m sq ft of space. Recent large-scale premium lets include HSBC, Deutsche Bank and Deloitte.

The area around New Street Station is another prime example of this, with the transformation of the station used as a catalyst for regenerating the local neighbourhood.

WELCOME TO

# BIRMINGHAM



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# THE ULTIMATE BIRMINGHAM LOCATION

Few developments in Birmingham boast such a prime location as No. 76. The 34 apartments are at the heart of the city, neighbouring the Bullring, Grand Central, New Street Station and the Cube, which are all just a couple of minutes' walk away. The Mailbox, with its ultra-high-end shops and swanky restaurants, is on the doorstep of No. 76 Holloway Head.

With Birmingham due to host the Commonwealth Games in 2022, this area of the city is receiving considerable attention. No. 76 is wrapped around on three sides by Birmingham city centre's Broad Street, Brindleyplace and Park Central regeneration zones. Work in these areas is largely complete, with the result that No. 76 enjoys a prime location for those looking to benefit from some of the city's most recent additions. The regeneration work completed at Brindleyplace is particularly exciting, having created one of the most happening areas of Birmingham. Just a 10-minute walk from No. 76, it is in the epicentre of the city's Jewellery Quarter. The £350 million, 750,000 square foot zone incorporates homes, offices, retails units and a lovely canal-side area.

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Regeneration work in the city centre, including that around New Street Station and the Mailbox district, encircles No. 76, placing it at the heart of Birmingham's vibrant new look and feel. Opposite the development is Concord House, home to the most expensive apartment ever sold in Birmingham (a £1.8 million penthouse), which is very much representative of the tone of this area of the city.



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MAILBOX  
BIRMINGHAM

HARVEY NICHOLS

# A CONTEMPORARY LIFESTYLE EXPERIENCE

The 34 spacious, airy apartments of No. 76 bring a new style of elegance to this salubrious area of Birmingham, creating one of the most sought-after addresses in the city. From their large, delightfully contemporary homes, residents will enjoy easy access to Grand Central, New Street Station, The Bullring, The Mailbox and The Cube, along with numerous bars, theatres and restaurants, for an unrivalled Birmingham lifestyle experience.

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# 21ST CENTURY INFRASTRUCTURE

John Lewis

£770m

Perfectly located near the city's £770m New Street Station regeneration project

170,000

The modern transport hub will serve 170,000 passengers daily with ease.

No. 76 is perfectly placed to benefit from the vast regeneration work that has been undertaken in and around Birmingham New Street. The £770 million redevelopment has been one of the city's flagship projects, turning the station into a bright, modern transport hub, capable of serving its 170,000 daily passengers with ease.

Work on the New Street Station redevelopment began in 2010, with the construction of a new concourse and the news that John Lewis would be the anchor tenant for the Grand Central retail element of the project. In 2012, the project's new Lamp Block office building became the first BREEAM Excellent building on the UK's rail network, highlighting the project's commitment to sustainability.

The new concourse partially opened in 2013, allowing work on the existing station to begin. At the height of the project, some 3,000 workers were employed on the site in order to deliver a transport hub and retail experience fit for 21st century passengers. The station fully opened in 2015, with ripples of regeneration work continuing in the surrounding area.

# 76

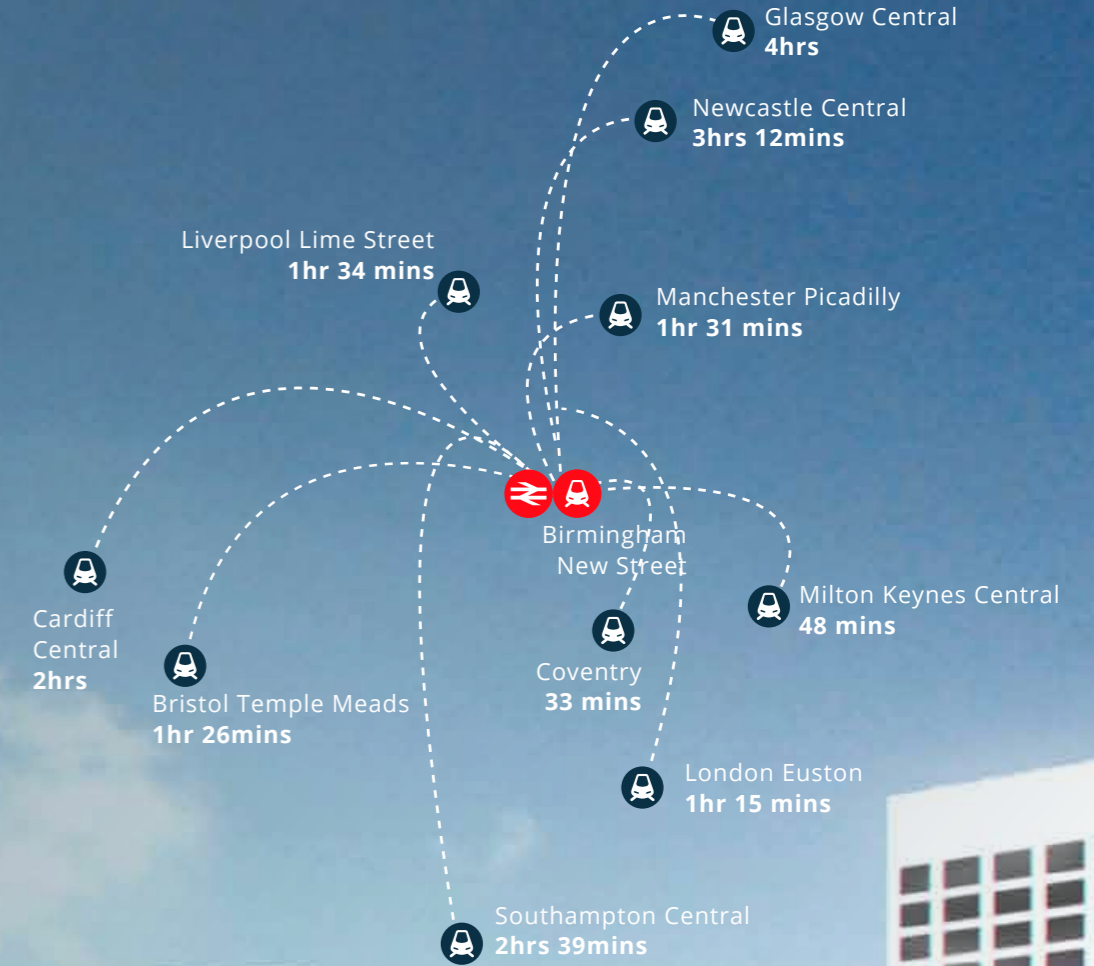
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## OUTSTANDING CONNECTIONS

The redeveloped Birmingham New Street is ideal for No. 76 residents. Not only do they have a contemporary, prime shopping experience in the form of Grand Central, but they can reach a wide range of destinations from the station itself. London is just an hour and 15 minutes away by train, while Bristol, Liverpool and Manchester can all be reached in around an hour and a half.

Birmingham New Street will also connect with Birmingham Smithfield via a new metro link, meaning that No. 76 residents will benefit from that vast regeneration project as well.

With largely complete areas of regeneration on three sides, No. 76 will stand out as the city centre's most exciting new residential development, providing residents with access to a superb range of amenities, economic opportunities and cultural pursuits.



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BESPOKE READY TO RENT  
FURNITURE PACKAGES  
PERFECTLY ENCAPSULATE  
NO. 76'S URBAN SETTING

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# ULTRA-STYLISH HOMES FOR YOUNG PROFESSIONALS

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No. 76 offers stylish, modern apartments that fit the development's premium location perfectly. Ideally suited to professionals looking to get the best out of city centre living, the contemporary homes also come with limited on-site parking.

The 34 apartments are bright and spacious, with interiors that have been designed to embody an ambitious urban lifestyle experience that is perfectly in keeping with the local area. Luxurious David Phillips furniture packs have been created with No. 76 specifically in mind, in order to deliver an outstanding residential experience.

## AN EXCITING BUSINESS SCENE

Central Birmingham is an incredibly exciting place to do business. From entrepreneurs bursting with fresh ideas to long-established businesses and financial institutions, the city is packed with professional talent.

The Big City Plan is overseeing a 25% expansion of the Birmingham city core and incorporates some 50,000 new jobs over its period of operation (2010-2030). The city is certainly thriving as it nears the mid-way point of the plan, with GVA up by £1.2 billion (8.4%) in 2016, according to the July 2018 Birmingham Update.

Overall, Birmingham's digital sector employs an impressive 38,300 people across some 6,000 tech companies.

## THE PERFECT PLACE FOR START-UPS

This exciting business scene is proving particularly attractive to creative businesses, digital agencies and tech start-ups, with the result that Birmingham has more new start-ups and active businesses than any city other than London, according to Startups. In 2017, business start-ups in the city were up 20%, reaching a level of 81.6 per 10,000 residents (up from 65.8 per 10,000 in 2016).

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# PROPERTY HIGHLIGHTS

- Uber-prime B1 city centre location
- Located on Birmingham's 'Millionaires Row'
- Boutique development comprising of just 34 apartments
- Turnkey management offering
- David Phillips furniture packs
- Grand Central, New Street Station, Bullring, The Mailbox, Beetham Tower and The Cube all on the doorstep

# BIRMINGHAM INVESTMENT CASE

Nominal GVA in Birmingham rose by £1.2billion (4.8%) to £26.2 billion in 2016, with GVA per head of £23,300. GVA growth was higher than the UK average (3.7%) and that achieved by London (4.4%).

 **£26.2 billion**  
GVA PER ANNUM

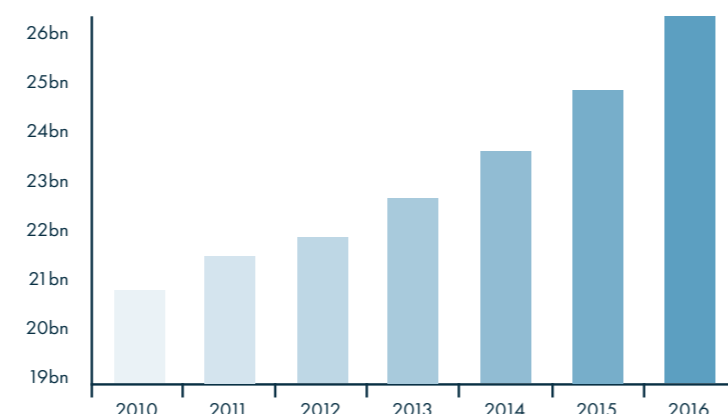
 **19.5%**  
GVA forecast to grow 19.5% over next 10 years

 **£26,700**  
Average earnings (2017)

 **£7.8 billion**  
West Midlands exports totalled £7.8 billion for Q3 2017

 **38,552**  
BUSINESSES

ANNUAL GVA GROWTH - BIRMINGHAM



 **448,000**  
WORKERS


GROSS VALUE ADDED (GVA) IS A MEASURE OF THE VALUE OF GOODS AND SERVICES PRODUCED IN AN AREA, INDUSTRY OR SECTOR.

## FAST FACTS

- Birmingham is second only to London when it comes to population size
- The city has more than 1.1 million residents
- Productivity (GVA per hour worked) rose by 0.46% in 2015
- Business startups rose 37% in 2016, with a 56.3% three-year survival rate
- 63.9% employment (Q3 2017)
- Airport passenger numbers rose to 13 million in 2017
- Business positivity rose between Q3 and Q4 2017 based on Chamber of Commerce reporting


Birmingham is a vast financial and business services centre, with several strong industries:

 **£274m**  
Distribution, transport, accommodation and food sector saw GVA grow by £274m (6.8%) in 2015

 **£178m**  
Finance and insurance sector saw GVA growth of £178m (8.2%) in 2015

 **+4.3%**  
The financial and business services sector is projected to grow by 4.3% (24,000 new jobs) in the five years to 2021

 **£238m**  
Business services sector grew by £238m (8.2%) in 2015

 **£159m**  
Construction sector grew by £159m (11.8%) in 2015



# BIRMINGHAM INVESTMENT CASE

Birmingham's affordable space, talented workforce and excellent national and international transport links have made the city a key hub for foreign direct investment. The city dominated the West Midlands in terms of foreign direct investment in 2016, securing 36 projects (up from 24 in 2015). Within the city, an Innovation Fund is available to support local projects.



£2 million Innovation Fund to boost small to medium businesses in Birmingham



HS2 rail network to create 26,000 new jobs in Birmingham/Solihull and an average GVA increase of £680 per worker



£4 billion increase in annual economic output projected to result from HS2



Birmingham to London journey time to be cut to 49 minutes by HS2 rail network (currently 1 hour 21 mins)



Birmingham to Manchester journey time to reduce to 41 mins with HS2 (currently 1 hour 28 mins)



New modern trains and 20% more capacity to tackle overcrowding

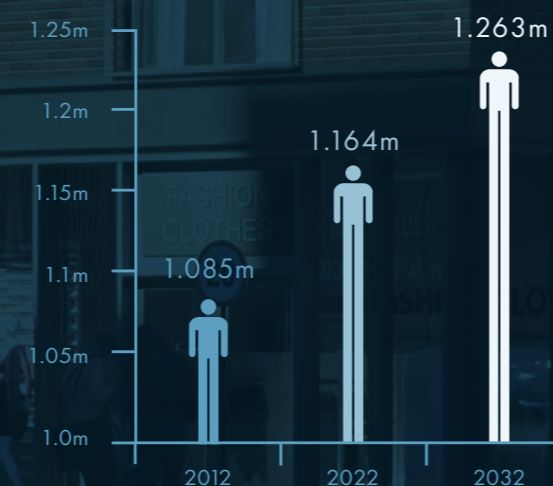


£4.4 billion fund available to deliver new and improved transport links (in addition to HS2)



Devolution deal has resulted in West Midlands metro mayor having a budget of £36.5 million per year for 30 years

## POPULATION GROWTH PROJECTION



## BIRMINGHAM GROWTH

- Birmingham's population grew by 9% between 2001 and 2011 and is now growing at a rate of 23,000 people per annum
- The city's population is expected to increase by 150,000 people over the next 16 years
- Birmingham is a young city, with more people under 30 than the national average (45.7% in Birmingham compared with 39.4% nationally) and fewer people over the age of 65 (13.1% compared with 17.6% across England)
- Birmingham's population is expected to surpass 1.23 million by 2032
- The city has been declared the UK's fastest growing regional tourist destination. Visitor numbers rose by 2.5% to 39 million in 2016
- Birmingham accounts for 23% of the total projected increase in households across the West Midlands over the next 5 years
- Birmingham's economy is projected to grow at 1.6% per annum between 2017 and 2021

# BIRMINGHAM SALES & RENTAL MARKET

## SALES MARKET

# 4,200

Birmingham projected to need to accommodate 4,200 new households between 2017 and 2021

# -£value

Birmingham house prices recorded the greatest decrease in discounts in the UK in the year to December 2017

# 70.5%

70.5% of the population of the West Midlands owned their own home in 2005, while today the figure has fallen to 59.3%

# +%

Hometrack projects "above average house price growth" for Birmingham in 2018

# 30.24%

Birmingham property values up 30.24% over past 5 years.

# 7.5%

Birmingham's house prices grew at the second fastest rate in the UK (7.5%) in the year to December 2017

# 21.7%

House prices in Birmingham are projected to grow by 21.7% in the five years to 2021 (compared to 13.1% across the UK)

## RENTAL MARKET

# 17%

The proportion of households renting privately across the West Midlands has grown from 8% in 2005 to 17% currently

# 24.1%

24.1% of Birmingham residents are young professionals

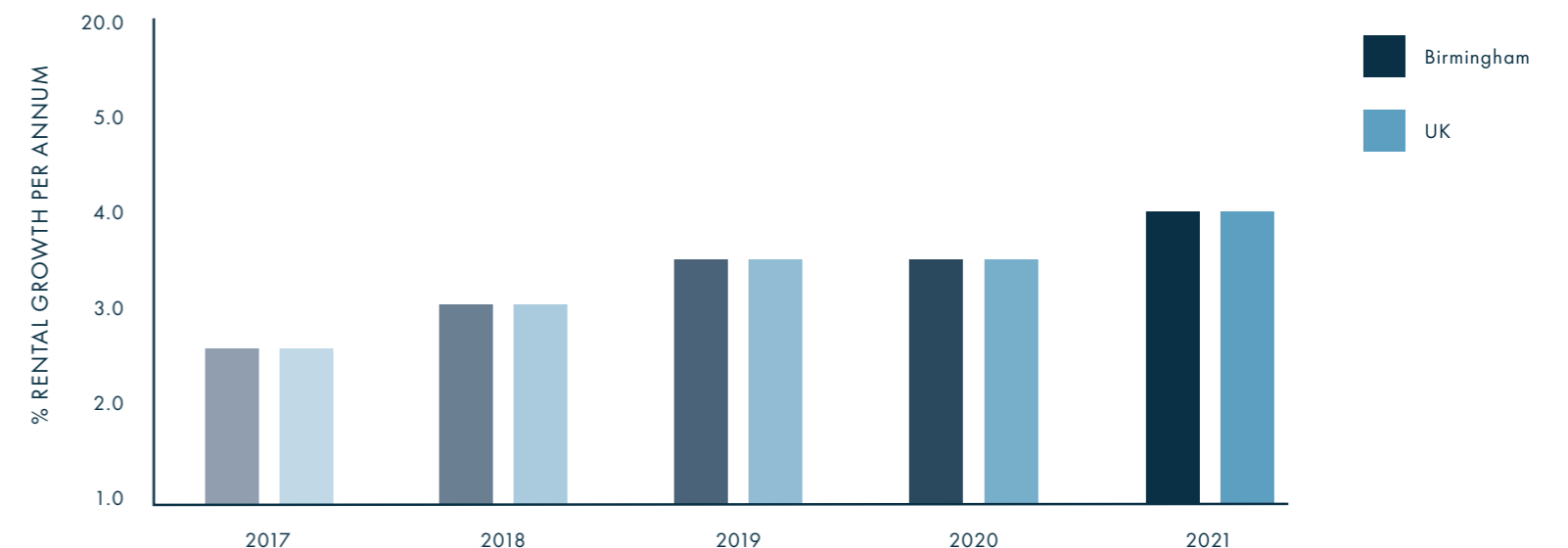
# 4.9%

Prime rental developments in Birmingham achieved an average increase in rents of 4.9% in 2016 while average rents rose by 3.2%

# £850+

Lack of available rental stock is driving up rents – one-bedroom city centre apartments can typically command £850 pcm, while two-bedroom apartments rent for around £1200

## RENTAL GROWTH FORECASTS FOR BIRMINGHAM



2.58%

Property prices have risen 2.58% in the past year alone

29.51%

Property prices have risen 30.24% in the past five years

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# THE BIRMINGHAM PROPERTY MARKET

Birmingham property prices have risen by 2.58% in the past year and by 29.51% in the past five years according to data from Zoopla. The annual price rise is comfortably ahead of the UK's average property price increase, which Knight Frank reports to be 0.5% for 2018.

Areas such as Digbeth and the Jewellery Quarter have risen to national and even international prominence as a result of their extensive regeneration work. Now, Birmingham city centre is emerging as the city's next property investment hotspot, with No. 76 at the very heart of it.

The apartments at No. 76 are particularly attractive to investors as a result of their prime location and enormous size.

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Between the 2001 and 2011 Censuses, Birmingham's population grew by an impressive 9%, pushing up demand for homes considerably over the course of the decade. That demand remains strong, with Birmingham continuing to attract hard working, entrepreneurial young professionals and their families as a result of the economic opportunities that exist in the city centre. The new homes at No. 76 are ideally placed for residents to take advantage of those opportunities.

“A growing population, improved transport links and a step-change in amenity, careers and lifestyle has underpinned the demand for new homes in central Birmingham. With significant overseas investment in the city, plus the renewed interest of major housebuilders such as Berkeley Homes and Galliard, Birmingham is on track to become a truly global city.”

**Mark Evans, Head of Regional Residential Development, Knight Frank**



# THE NEW MILLIONAIRES' ROW ARRIVES IN BIRMINGHAM

No. 76 will bring a fresh standard of elegant living to an already luxurious area of Birmingham city centre. The graceful development will provide stylish one-bedroom and two-bedroom homes, catering to professionals and their families. The new homes are directly opposite Concord House, the site of the city's most expensive apartment, which sold fully furnished for £1.8 million in 2015.

The prime location offers easy access to some of Birmingham's top amenities, including Grand Central, Bullring and New Street Station. Recently completed projects in the area include both residential and retail offerings, while further regeneration works are planned all around No. 76.

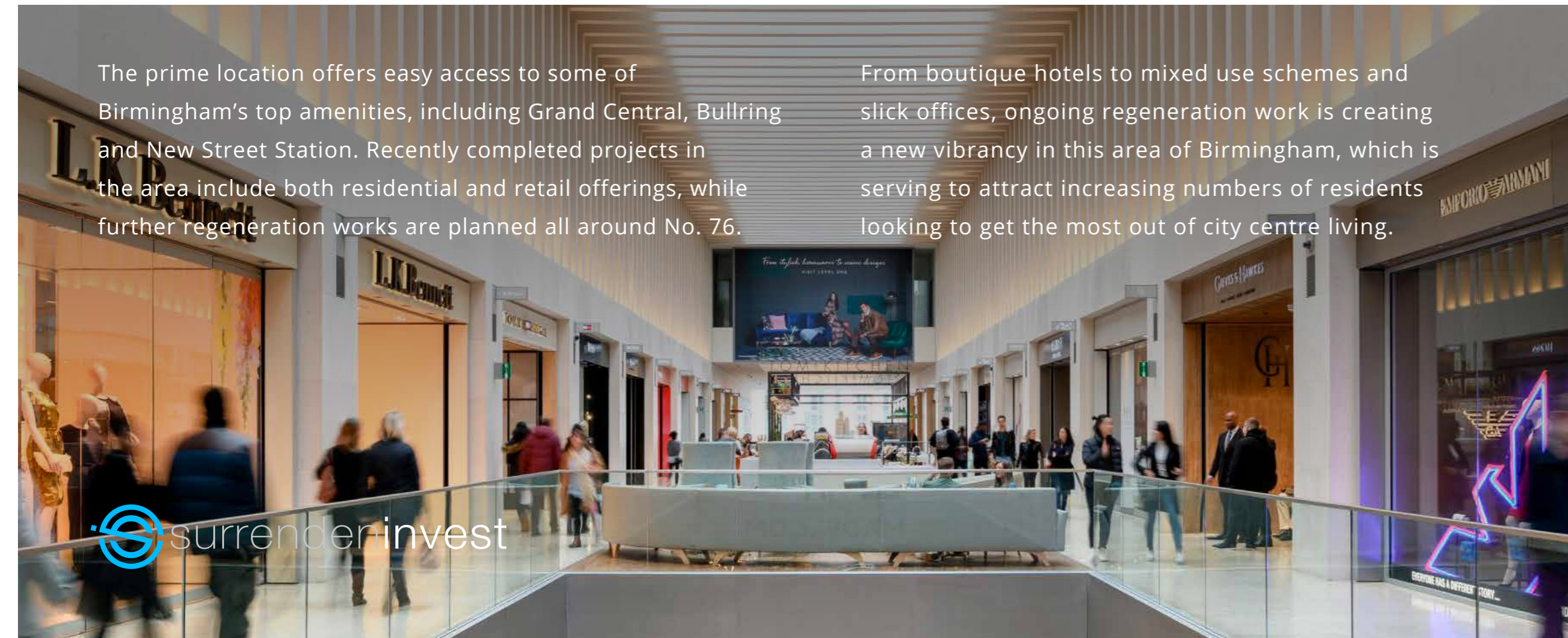
From boutique hotels to mixed use schemes and slick offices, ongoing regeneration work is creating a new vibrancy in this area of Birmingham, which is serving to attract increasing numbers of residents looking to get the most out of city centre living.

## £1.8m

No.76 is located opposite the city's most expensive apartment, which sold for £1.8 million in 2015

The expansive apartments will offer contemporary accommodation in stylish surroundings. David Philips furniture packs ensure that residents will enjoy a superior standard of living from the moment they set foot in the door, while investors benefit from the ease of this turnkey, 'ready to rent' offering.

With world-class retail and dining facilities on its doorstep, Birmingham residential addresses really don't come much better than this. No. 76 is in a premium location in one of the most desirable parts of the city's private rented sector.



# SPOTLIGHT ON REGENERATION

The huge New Street Station regeneration was one of several ambitious Birmingham redevelopment schemes, which are seeing the city pouring billions of pounds into ensuring it remains a world-class destination, both for those who live there and for those who visit.



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# INNER CITY REGENERATION

In the immediate vicinity of No. 76, the £350 million SBQ regeneration on Smallbrook Queensway will include a flagship, multi-million-pound office, retail, leisure and residential development, generating 1,100 jobs and delivering more attractive public realm as part of the overall work. This will link from No. 76 all the way to the Bullring shopping centre.

The nearby Arena Central project will deliver 1.2 million square foot of commercial, leisure and retail space, fronting Centenary Square. The Paradise regeneration zone, meanwhile, will provide 1.8 million square foot of office space, retail areas and public realm.



Other developments in the immediate neighbourhood of No. 76 include Deutsche bank's vast new premises, a £100 million High Street Group development and the impressive residences of Concord House, with planning agreed for a further 109 apartments on other sites on the adjacent site. Further development to the rear of the Mailbox is currently at the planning stage.

Dubbed Birmingham's Millionaires' Row, Holloway Head, where No. 76 is located, is undergoing extensive regeneration work. The road is already home to Birmingham's tallest tower, while the planned inner city regeneration projects include multiple four and five-star hotels, as well as large-scale rental developments for prime pension funds and much more that is currently at the planning stage.

No. 76 sits at the heart of all of this work, with the B1 zone all around it undergoing a massive face lift that is creating a world-class urban environment.

# BIRMINGHAM SMITHFIELD

In addition to the vast swathes of urban regeneration taking place in the B1 postcode zone, No. 76 is also well placed to benefit from access to the £1.5 billion Birmingham Smithfield redevelopment. Just a 10-minute walk from No. 76, Smithfield will connect to New Street Station via a new metro link.

One of the largest and most exciting current regeneration projects in the city, Birmingham Smithfield has been hailed as a 'once in a generation' project and is one of the city's flagship regeneration schemes. Overall, it will incorporate an incredible 51,000 new homes, as well as extensive cultural, leisure and retail facilities. Involving 100,000 new jobs, the 17-hectare development will bring outstanding new market facilities and public squares within easy reach of those living at No. 76.



# A CITY-WIDE FOCUS

CURZON STREET STATION

Birmingham is also awash with other regeneration projects, ranging from the Irish Quarter to the Southside, which is the heart of the city's cultural offering, with its theatres, restaurants and other entertainment venues. The Colmore Business District – a major business hub that is home to some 500 companies and is the economic heart of the city – is also due to enjoy further regeneration work over the coming years.

HS2, meanwhile, is also acting as a catalyst for regeneration, with Curzon Street Station and the surrounding area firmly in the spotlight when it comes to benefitting from Birmingham's new, high speed rail network connection.

# CONNECTIVITY

**DESTINATIONS**

- The Cube
- The O2 Academy
- Radisson Blu Hotel
- Alexandra Theatre
- The Mailbox
- Park Central
- Bullring & Grand Central shopping
- New Street Station
- John Lewis
- Arena Central
- Broad Street
- Town Hall
- Selfridges & Co.
- Symphony Hall
- Birmingham Library
- Paradise
- Brindley Place
- Birmingham Arena
- Moor Street Station
- Snow Hill Station
- O2 Insitute
- Birmingham Children's Hospital
- BT Tower
- The Custard Factory
- Birmingham City University
- Thinktank Science Museum

**DISTANCE**

- 200 metres
- 200 metres
- 200 metres
- 200 metres
- 300 metres
- 300 metres
- 400 metres
- 400 metres
- 400 metres
- 400 metres
- 500 metres
- 500 metres
- 500 metres
- 600 metres
- 600 metres
- 600 metres
- 700 metres
- 700 metres
- 700 metres
- 700 metres
- 800 metres
- 800 metres
- 1.0 miles
- 1.0 miles
- 1.0 miles
- 1.1 miles
- 1.2 miles



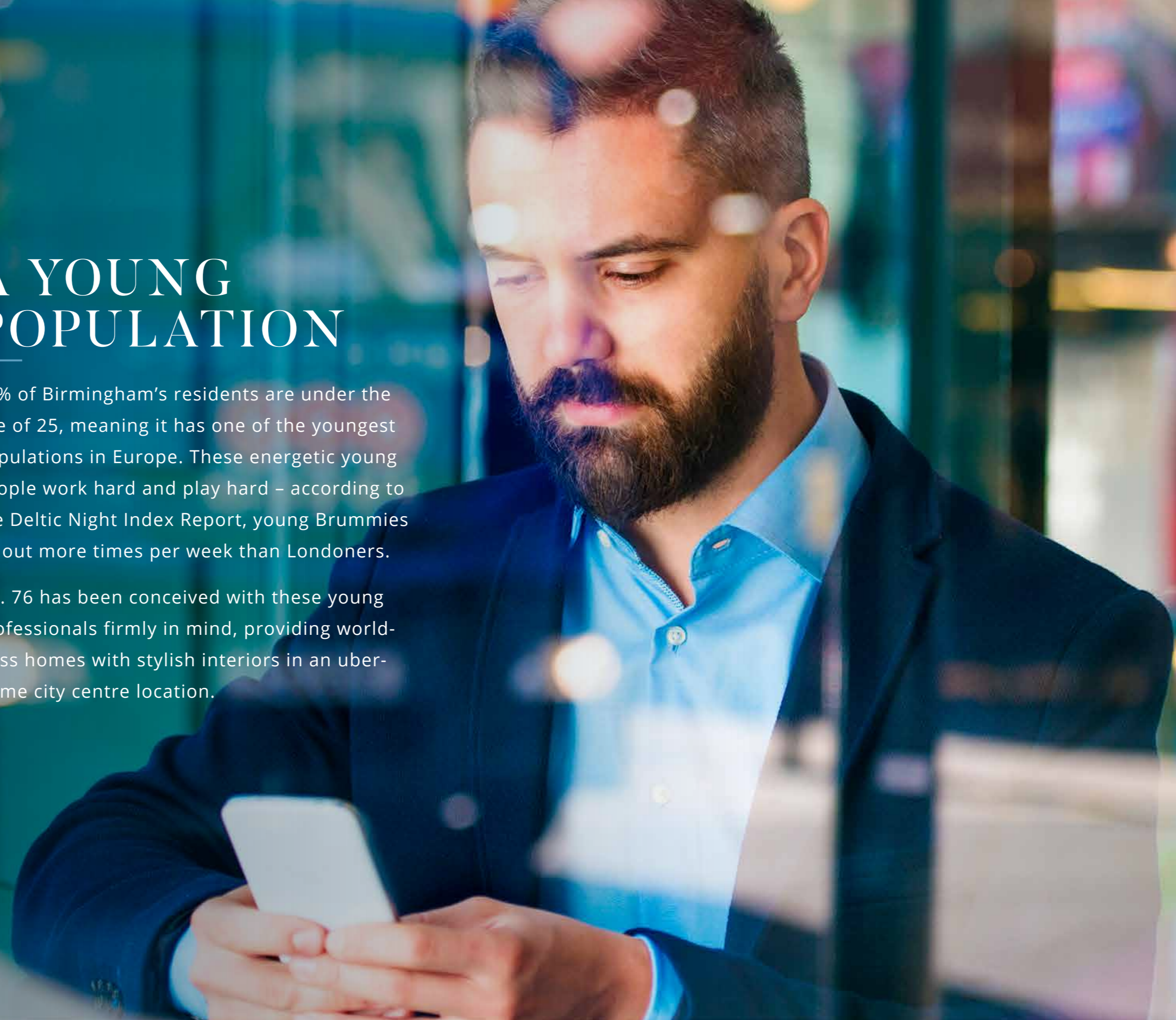
## A YOUTHFUL CITY

In many ways, Birmingham is still a young city, despite having been around since the 7th century. Over the past 200 years it has grown rapidly from a market town to the second largest city in the UK and a well-known global destination. As the fastest growing city of the 19th century, it was a place of energy and dynamism and this culture can still be felt in the city today.

## A YOUNG POPULATION

40% of Birmingham's residents are under the age of 25, meaning it has one of the youngest populations in Europe. These energetic young people work hard and play hard – according to the Deltic Night Index Report, young Brummies go out more times per week than Londoners.

No. 76 has been conceived with these young professionals firmly in mind, providing world-class homes with stylish interiors in an uber-prime city centre location.



# A BRIGHT FUTURE

Birmingham's cohort of young professionals is fed by the city's excellent academic institutions. Some 65,000 students call Birmingham home, with five universities in the city and a further 20 within an hour of it. Creative, talented graduates who are bursting with business ideas and skills are therefore doing much to keep Birmingham's population young while feeding into its economic success.



BIRMINGHAM HAS A SUPERB DINING SCENE, FROM ITS FOUR MICHELIN STARRED RESTAURANTS TO INNOVATIVE, CONTEMPORARY CULINARY OFFERINGS

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£750m

2022 Commonwealth games  
are projected to provide a huge  
boost to Birmingham's economy



## A CITY OF CULTURE

Birmingham offers a wealth of cultural attractions that benefit both residents and tourists. From the Royal Ballet to the Symphony Hall, the city is packed with venues that host world-class entertainment. Numerous theatres, art galleries and museums enjoy a busy trade, while music, dance and film venues abound. Birmingham also has a superb dining scene, from its four Michelin starred restaurants to innovative, contemporary culinary offerings such as the award-winning street food of Digbeth Dining Club.

Birmingham also has plenty to offer sports fans, from internationally respected football and cricket teams to some excellent athletics facilities. These are due to enjoy significant enhancements thanks to the city's hosting of the Commonwealth Games in 2022. The games are projected to provide a £750 million boost to Birmingham's economy, as well as focusing a global spotlight on the city once more.



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MAILBOX  
BIRMINGHAM

Birmingham also offers a first-class retail experience. The Bullring and neighbouring Grand Central are a shopper's dream and the city is also home to both a Harvey Nichols and a Selfridges. Residents of No. 76 are also just a 200-metre walk from the stylish Mailbox (home of the BBC) with its ultra-high-end shops and swanky restaurants.



# A PLACE ON THE GLOBAL STAGE

Birmingham is one of the UK's top investment destinations, attracting investment from around the world. According to the EY UK 2018 Attractiveness Survey, it ranked third in the country (excluding London) for foreign direct investment (FDI) based on 2017 project numbers. Over the course of that year, Birmingham attracted FDI for 21 projects, which was slightly above its five-year average of 19.8 projects.

With plans in place to host the 2022 Commonwealth Games, Birmingham will cement its position on the global stage, with the games broadcasting the city into the homes and consciousness of millions of viewers around the world. Birmingham's iconic architecture and welcoming atmosphere will become familiar to entirely new audiences as a result. Furthermore, the city's talented workforce, affordable business and residential opportunities and superb transport connections will continue to provide a strong investment case for those who already know the city well.



# A LEADING UK DESTINATION

Many businesses are also becoming increasingly aware of Birmingham's potential. HSBC brought 1,000 key staff to Birmingham from London, while PwC has recently taken on 150,000 square feet of commercial space in the inner city's One Chamberlain Square building, as part of the Paradise regeneration. Offering far more affordable commercial and residential premises than the capital, along with a young, talented population, Birmingham has much to offer the corporate world.

This has, naturally, impacted on the city's property market, with many investors opting to put their money into Birmingham instead of London. With lower prices and stronger yields, Birmingham is a natural choice. The December 2018 Hometrack UK Cities House Price Index revealed that Birmingham has led the UK for urban house price growth since the Brexit vote in June 2016, with the average property there rising by 16% in value between then and December 2018.

Meanwhile, Savills has flagged up the Midlands (along with the North) as leading the UK for prime residential price growth over the coming five years, with growth of 15.3% projected between 2019 and 2023.



16.0%

Average property rise between June 2016 and December 2018

## PRIME FIVE-YEAR FORECAST



# 76

HOLLOWAYHEAD

£2,999 + VAT

1 Bedroom Furniture Pack

£3,999 + VAT

2 Bedroom Furniture Pack



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DAVID  
PHILLIPS/

## SURRENDEN INVEST INTERIORS WITH DAVID PHILLIPS

Surrenden Invest has teamed up with David Phillips in order to provide premium, contemporary furnishings within each of the No. 76 apartments. For residents, this offers an easy starting point for some of Birmingham's most stylish homes - something that is often particularly appealing to young professionals. For investors, it means turnkey, ready-to-rent properties that require very little direct attention in terms of practical details.

David Phillips was established in 1998 to provide furniture to landlords and property professionals across the UK. The company pioneered the concept of next day delivery, assembly and installation of replenishment products, and has grown significantly since its inception.

The progressive firm was identified as one of CityAM's Leap 100 list of most exciting, fast-growing companies to look out for in 2016.

Working with private rented sector developers, investors, estate agents and property managers across the UK, the David Phillips team has extensive knowledge of what residents are looking for in contemporary rental homes.

This wealth of knowledge will be applied to the apartments at No. 76, providing residents with some of the most elegant and on-trend homes in Birmingham. Good taste and local knowledge are combined to offer a premium furniture experience.

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TURN KEY  
MANAGEMENT  
OFFERING

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# SPECIFICATION

## INTERNAL FINISHES

- Solid core veneered internal doors
- Brushed chrome ironmongery
- Matt emulsion finish to walls and ceilings

## FLOORING

- Luxury Amtico flooring to living areas, entrance hall and corridors
- Porcelain/ceramic tiles to kitchen & bathrooms
- Carpet with quality underlay to all bedrooms

## ELECTRICAL & COMMUNICATION

- Fire rated LED Textured White Downlights
- Audio & Video intercom system
- Provision of digital TV installation

## KITCHENS

- Matt lacquered finished kitchen units
- Handleless door and drawer fronts
- 20mm thick Compac quartz worktops, upstands and splash back
- Integrated fridge, freezer, microwave & dishwasher
- Built-in electric 4 ring induction hob, built-in electric fan oven
- Bowl and a half-inset Quartz Luxe sink with adjustable mixer tap

## BATHROOMS & EN-SUITES

- Porcelanosa Urban C Back to wall toilet
- Chrome basin mixer
- Porcelanosa sp one xl bath
- Designer semi frame-less single bath screen
- Ceramic tiled walls to sanitary ware
- Kudox Chrome Flat Standard Electric Towel Rail

## HEATING

- Condensing combi boiler
- White flat panel room thermostat controlled radiator

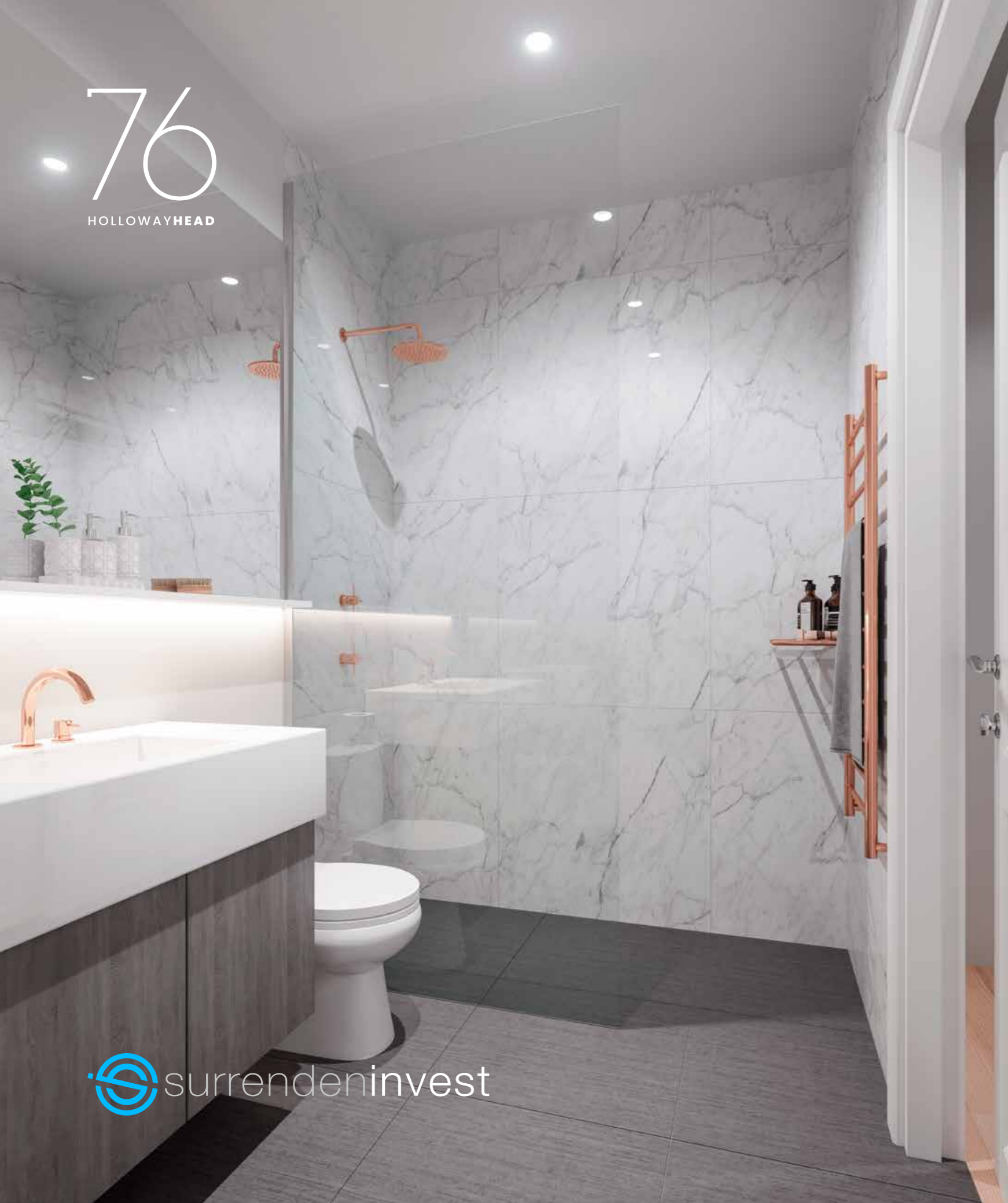
## SAFETY & SECURITY

- Secure residents entrance
- Carbon monoxide and heat detectors
- Smoke detectors

## EXTERNAL

- Highly efficient contemporary aluminium double glazed windows
- Contemporary composite doors with aluminium frame

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HOLLOWAYHEAD



# PLEASE CONTACT US TO DISCUSS THE NEXT STEPS

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