



Ice 3 Investments Ltd are pleased to bring to the market a product from one of our associate companies, Y2K Property and Land Investment, this superb investment opportunity in Redhill Surrey.

Birchwood Place

Stunning 2 Bedroomed Apartments

An exciting new development of two bedroom apartments and two, three and four bedroomed houses in an ideal commuting location close to Redhill Station (with London Victoria only 28 mins away), under 3 miles from the M23 and Gatwick Airport is only 5 miles away



Apartments from £225,000

These amazing apartments are available with simply a **£6000 Deposit** – Y2K will then pay your 10% deposit, Stamp Duty, Legal Fees and your Valuation Fee.

Quite simply, Y2K have devised a system for anyone to acquire and own a property with minimal deposit with a **10% instant equity**



Prices

Plot	Floor	Size Sq Ft	Price
153	Ground	738	£235,000
156	First	764	£240,000
157	Penthouse	746	£241,000
158	Penthouse	726	£241,000
175	Ground	700	£225,000

Birchwood Place Apartment Specifications

- Two double bedrooms
- Separate contemporary kitchen
- All floor coverings
- Fridge freezer, oven, hob, extractor and washer dryer
- En suite bathrooms
- Ceramic floor tiling to kitchen and bathrooms
- Chrome sockets
- Satellite TV facility
- Allocated parking space
- Located next to Redhill train station and shopping centre



Floor Plans





All properties are sold at market value and regulated by R I C S (Royal Institution of Chartered Surveyors)

Typical purchase costs at Birchwood Place are set out below.

Purchase Price		£225,000
Deposit	10%	£22,500
Stamp Duty	1%	£2,250
Solicitors Fees		£1,500
Valuation Fee		£500
Administration		£1,250
Mortgage Brokerage Fee		£1,325
Disbursements total (Paid by Y2K)		£29,325
Buyers Contribution		£6,000
Buyers Saving		£23,325
Buyers Mortgages		£202,500
Monthly Repayments @	4.70%	£793.13

All rates are correct at the time of print and are subject to variation and terms and conditions which are available on request. The Average mortgage rate is for demonstration purposes only. The individual mortgage rate you achieve may be higher or lower depending on status.

Y2K has a dedicated mortgage team securing you the lowest rates with all of the major lending houses, assisting you with your purchase.





Contact

For further details please contact Ian Homar at Ice3 Investments on 01753 890136 or email us at ian@ice3.us.

Other Investments

Ice3 Investments specialize in bespoke property investment opportunities in both the UK market and overseas. A brief list of some of the investment area currently available can be seen below. For further details or to request information on an investment area not listed below please contact us on 01753 890136 or email info@ice3.us

- West Yorkshire, UK
- Cleveland, UK
- London, UK
- Las Vegas, USA
- Los Angeles, USA
- Toronto, Canada
- Shanghai, China
- Tuscany, Italy
- Almeria, Spain
- Murcia, Spain
- Berlin, Germany
- Budapest, Hungary

