

# ASSISTED LIVING INVESTMENTS

HARWORTH HOUSE  
DONCASTER, SOUTH YORKSHIRE





# HARWORTH HOUSE

DONCASTER, SOUTH YORKSHIRE

10%  
NET YIELD

- 94 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

# HARWORTH HOUSE



## DONCASTER, SOUTH YORKSHIRE

LOCATED WITHIN A CAREFULLY CONSTRUCTED AND WELL THOUGHT OUT DEVELOPMENT OF FORMER OFFICE PREMISES, HARWORTH HOUSE COMPRISES OF 94 STUDIO, 1 AND 2 BEDROOM APARTMENTS COMPLETED IN 2019 BY EXPERIENCED LOCAL DEVELOPER THE INVESTMENT ROOM.

EACH APARTMENT HAS BEEN CREATED TO MAXIMISE THE LIVING ACCOMMODATION AND BENEFIT FROM A MODERN, OPEN PLAN INTERIOR WITH A CONTEMPORARY FEEL. THERE IS ALSO ONSITE RESIDENTS PARKING.

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## KITCHEN

- INTEGRATED CERAMIC HOB
- ELECTRIC OVEN
- STAINLESS STEEL EXTRACTOR HOOD
- TILED SPLASH BACK
- FRIDGE FREEZER
- WASHING MACHINE



## LIVING AREAS

- GREY OAKWOOD FLOORING
- DOUBLE GLAZED WINDOWS
- LED SPOTLIGHTS
- ELECTRIC WALL MOUNTED HEATER



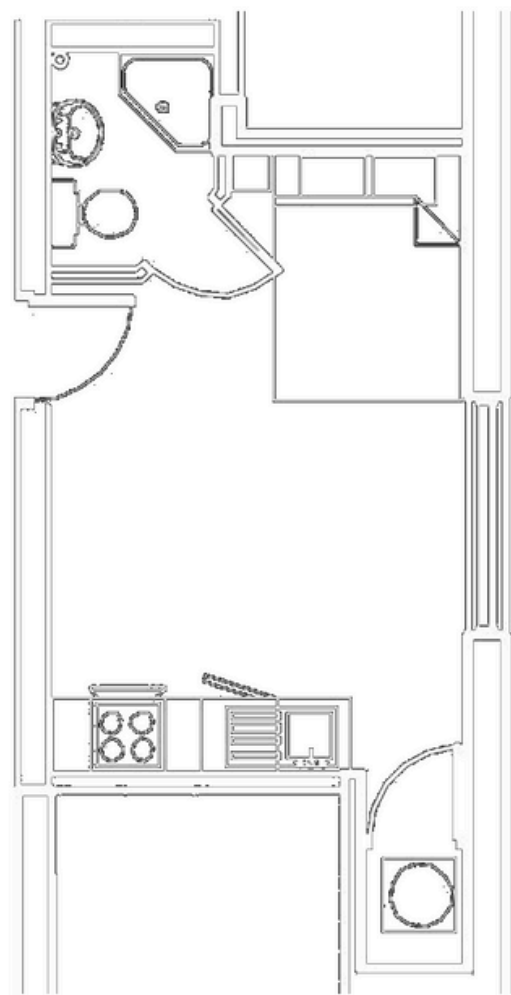
## SHOWER

- TILED SHOWER CUBICLE
- WHITE THREE PIECE SANITARY SUITE
- TILED FLOORING
- HEATED TOWEL RAIL

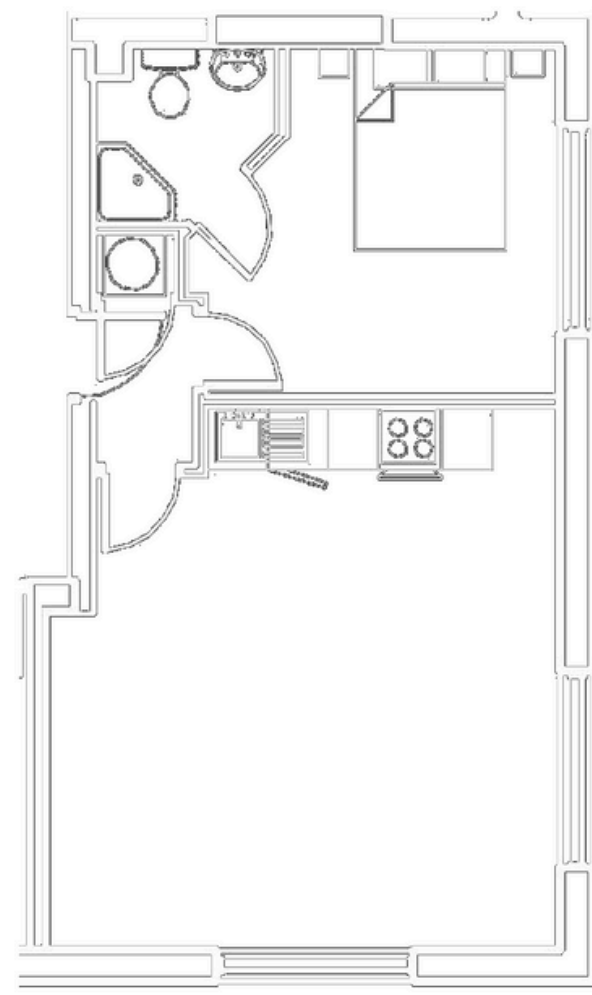


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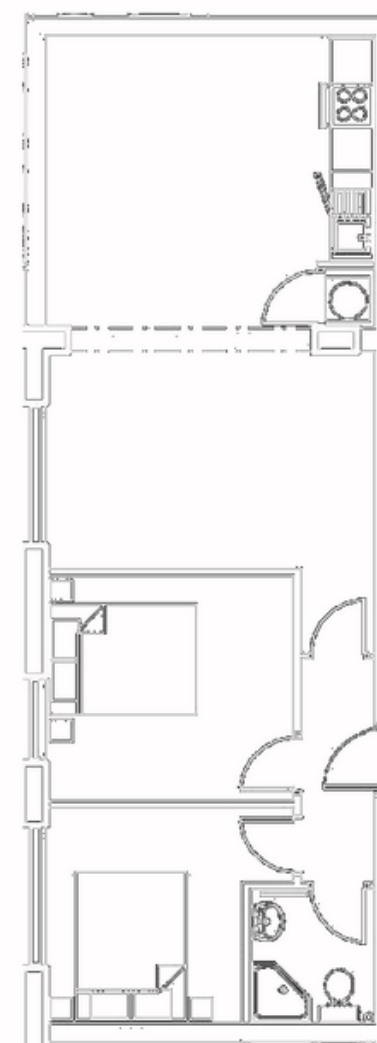
DONCASTER, SOUTH YORKSHIRE



STUDIO



1 BEDROOM



2 BEDROOM

# HARWORTH HOUSE

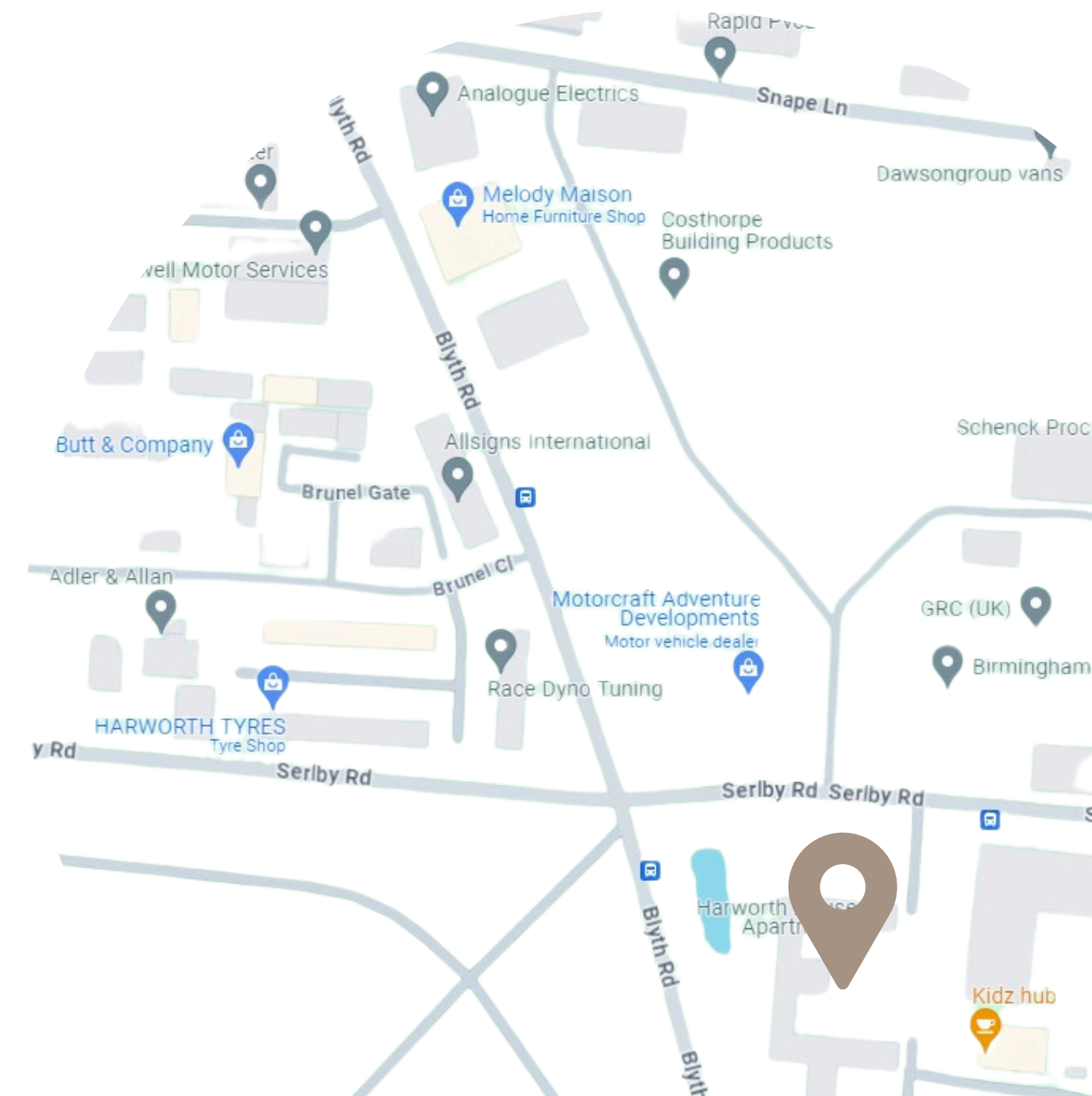
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## THE LOCAL AREA

HAVING BEEN RECOGNISED AS PART OF HER LATE MAJESTY THE QUEEN'S PLATINUM JUBILEE CELEBRATIONS, DONCASTER IS REVELLING IN IT'S NEW STATUS AS ONE OF ENGLAND'S NEWEST CITIES. SITUATED WITHIN THE SOUTH OF THE UK'S LARGEST COUNTY, YORKSHIRE, AND HOME TO OVER 100,000 RESIDENTS, DONCASTER NESTLES NEARBY THE RIVER DON AND BETWEEN SHEFFIELD AND HULL.

AT THE HEART OF THE CITY IS A HISTORICAL MARKET TOWN WHERE REGENCY BUILDINGS, NORMAN CASTLES ALONG WITH RICH RAILWAY AND HORSE RACING LEGACY THRIVE.

HOWEVER, DON'T BE MISTAKEN; ALONGSIDE THIS HISTORY, OF WHICH DONCASTER IS EXTREMELY PROUD, THE CITY HAS EVOLVED INTO A MODERN AND EXCITING METROPOLIS OFFERING AN ECLECTIC MIX OF GREEN SPACES, NATURE RESERVES, SHOPPING FACILITIES AND NIGHTLIFE.





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## THE OFFER

ALL PROPERTIES WITHIN HARWORTH HOUSE ARE OFFERED TO THE MARKET WITH A 25 YEAR MANAGEMENT AGREEMENT IN PLACE COURTESY OF YALE HOUSING ASSOCIATION, A COMMUNITY BENEFIT SOCIETY, DEDICATED TO PROVIDING SAFE, ACCESSIBLE, AND QUALITY ACCOMMODATION, SPECIFICALLY TAILORED TO THE INDIVIDUAL NEEDS OF THEIR TENANTS.

AS PART OF THE TERMS OF THIS MANAGEMENT AGREEMENT, PURCHASERS WILL GAIN FROM A NUMBER OF BENEFITS, SOME OF WHICH ARE LISTED BELOW:

- STARTING NET YIELD OF 10%
- UPWARD ONLY ANNUAL RENT REVIEW (CPI + 1% LINKED)
- NO BREAK CLAUSE
- NO GROUND RENT
- NO SERVICE CHARGE
- NO MAINTENANCE COSTS
- NO VOID OR LEAD IN PERIODS

