

St. John's
Square
APARTMENTS

WAKEFIELD WF1 2RA

Exceptional living spaces in a Georgian setting



St. John's Square

APARTMENTS

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introduction

St John's Square Apartments comprise 15 superbly renovated residential properties set around a beautiful Georgian square. Located a short way to the northwest of Wakefield city centre, they are ideal for commuters with jobs in the area.

Importantly, despite their ongoing refurbishment, the properties are retaining their period appeal. Their facades have been carefully and sympathetically restored, as have their luxurious interiors. As a result, they now embody the perfect marriage of architectural heritage and 21st century comforts.

This ambitious scheme has created some of the most attractive living spaces in Wakefield – a city where employment growth and a multimillion-pound urban regeneration programme are helping to drive rental demand steadily higher. For investors, it represents a rare and exciting opportunity.

at a glance

15 residential apartments

A choice of 1- and 2-bedroom units

Varying sizes and designs

Authentic to Georgian era

Newly refurbished and well equipped

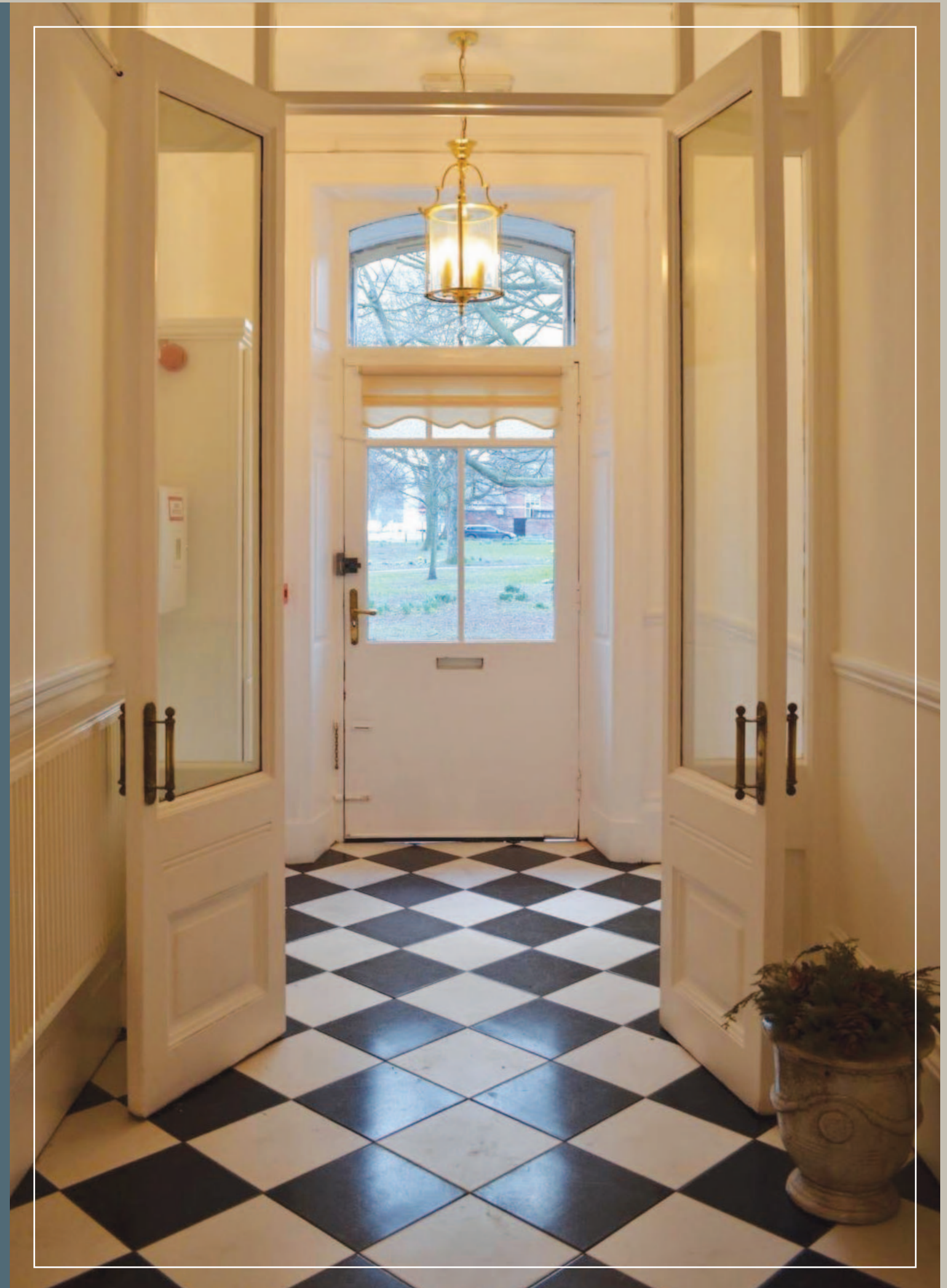
Set in an area of intense tenant demand

Ideally located for city workers and commuters

Designed to appeal to discerning, higher-paying tenants

Prices range between £210,000 and £265,000

All investor deposits fully protected





St John's Square

Named after the church at its centre, St John's Square is located just over 500m from Wakefield Town Hall and close to many of the city centre's key amenities. Its Georgian architecture is so well-preserved that it has frequently been used by film and TV companies as a setting for period dramas.

It is a green and leafy space, bounded on three sides by a quiet residential road, period homes and a small junior school for girls. The A650 passes along its northeastern edge, promising swift access to the urban centre or (turning northwards) the M1 motorway and the national road network.

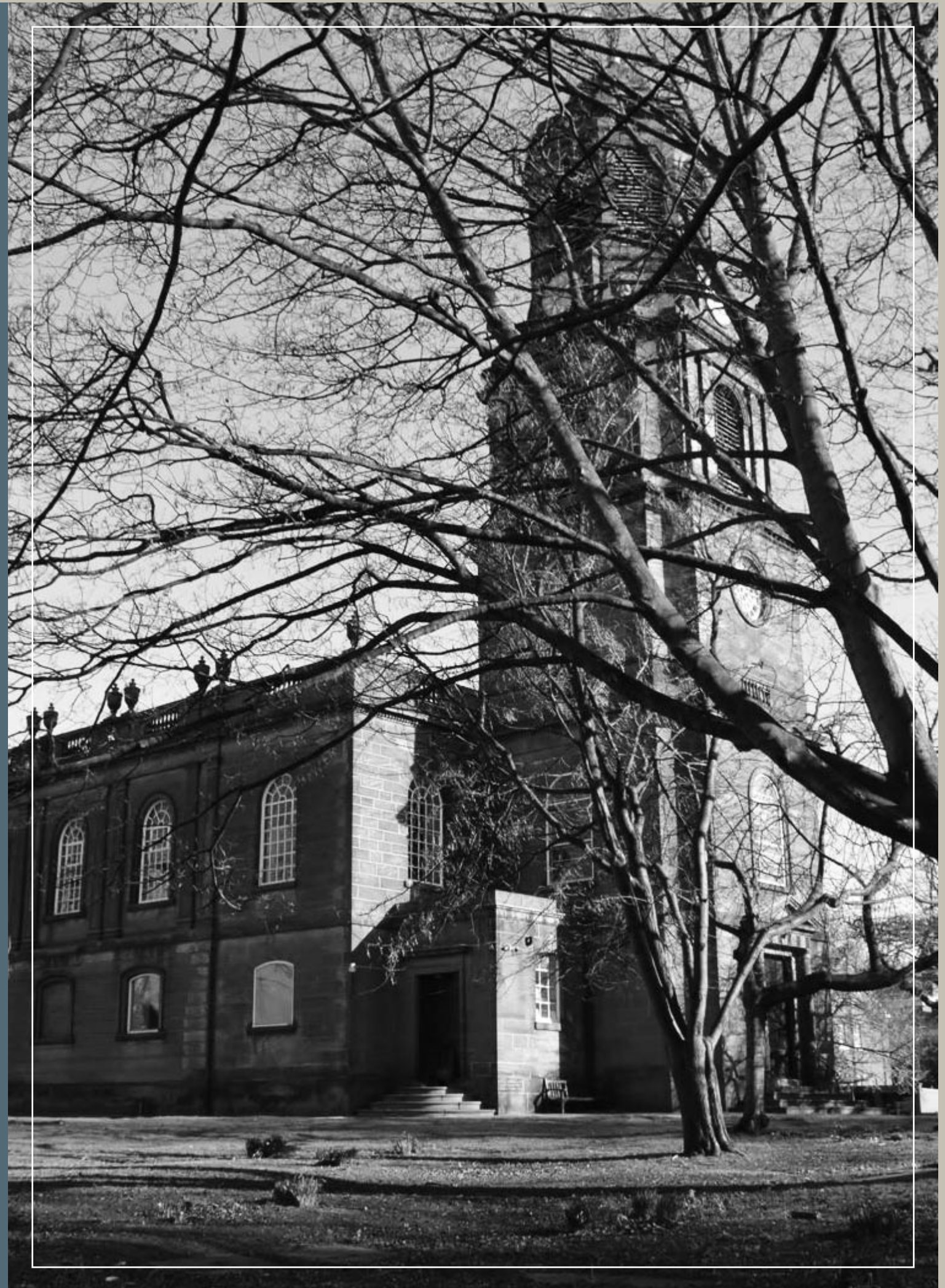
Free on-street permit parking is available for residents within St John's Square and free visitor parking is available to residents' guests.

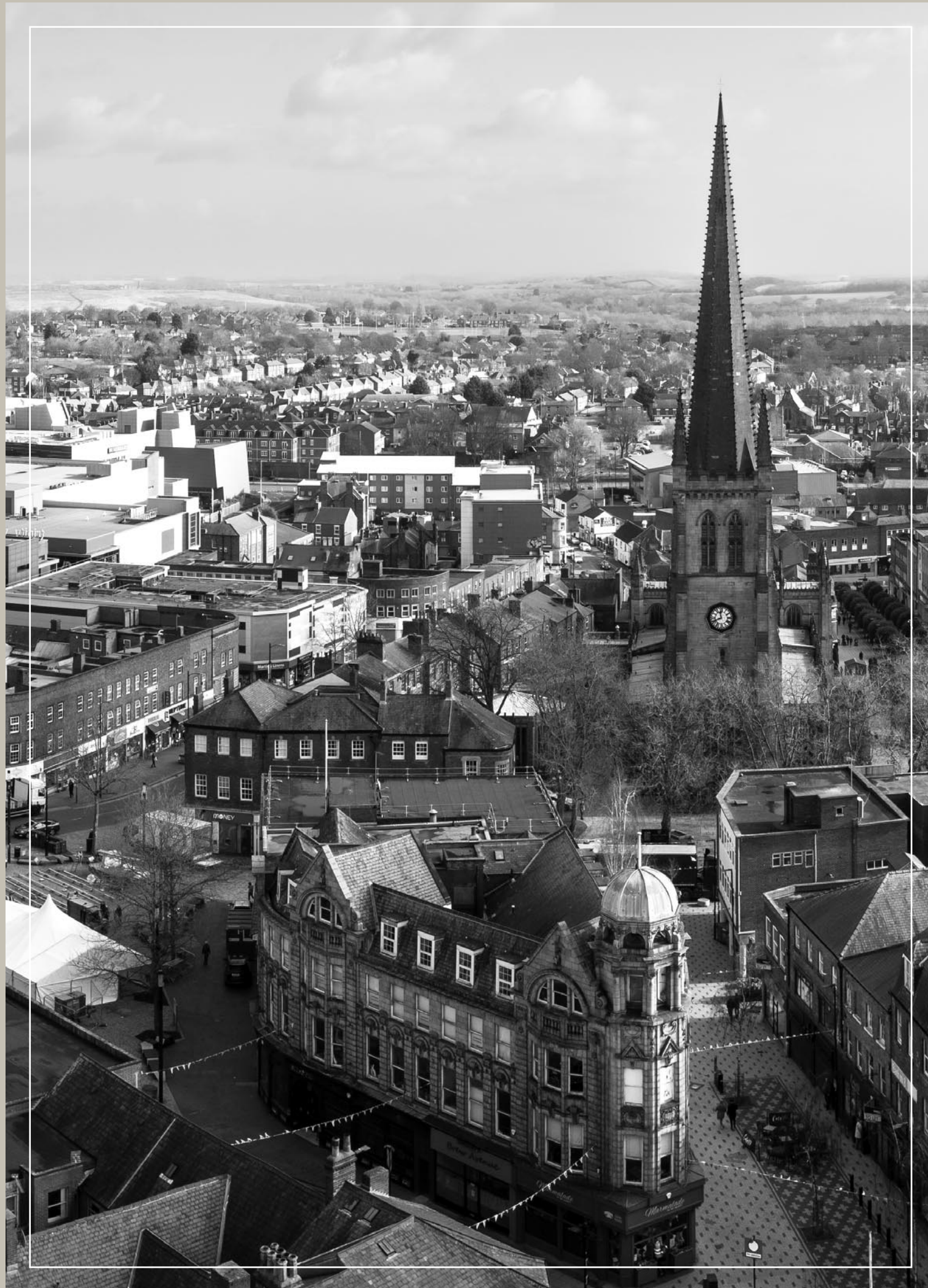


St John's Church

Designed in 1791 by the architect Charles Watson, St John's Church is the centrepiece of the square. It stands in its own grounds, surrounded by tall, well-established trees that lend shade and colour for many months of the year.

Formally known as the Church of Saint John the Baptist, it is an active Anglican parish church and a Grade II listed building.





the location

For modern tenants, St John's Square makes an excellent base. The wooded space around the church lends it a sense of calm seclusion, as do the walled gardens to the rear of many of the apartments. But venture just a short way beyond and it quickly becomes apparent that all of Wakefield's central attractions and amenities are within easy reach.

In the immediate vicinity are shops and community facilities, reputable schools and the offices of numerous professional practices. And just a little further out, residents will find boutiques, cafes, galleries and theatres.

The urban heart of Wakefield lies less than 900 metres to the southeast of the square. Here and in the area surrounding it, tenants have access to everyday necessities, leisure amenities and entertainments.



distances at a glance

LOCAL CONVENIENCE

Wakefield One (library)	450m
Lightwaves Leisure Centre	550m
Wakefield Tennis Club	600m
Wakefield Westgate (railway station)	650m
Tesco (superstore)	850m
Trinity Walk Shopping Centre	900m
The Ridings Shopping Centre	950m
Westgate Retail Park	1.3km

LOCAL ATTRACTIONS

The Gallery @ Meadowcroft	165m
Jubilee Garden	340m
Wakefield Museum	500m
The Art House (art gallery)	700m
Theatre Royal Wakefield	750m
Westgate Studios (art gallery)	750m
Wakefield Cathedral	850m
The Art Exchange (art centre)	875m
Cineworld (cinema)	1.5km
The Hepworth (gallery)	2.1km
Thornes Park Stadium	2.1km

LOCAL EMPLOYERS

The Plex Business Centre	125m
Wakefield Girls High School	150m
Wakefield College	240m
West Yorkshire Police Headquarters	320m
Wakefield County Hall	420m
Wakefield Town Hall	550m
Local Government Yorkshire & Humber	700m
Pinderfields NHS Hospital	1.2km
Newton Lodge Fieldhead Hospital	1.4km

OUTDOOR SPACES & ATTRACTIONS

Clarence Park (park & garden)	1.5km
Lowes Hill Castle site	1.7km
City of Wakefield Golf Club	2.7km
Southern Washlands Nature Reserve	3.1km
Pugneys Country Park	3.3km
Sandal Castle (ruins)	3.4km
Normanton Golf Club	3.4km
Walton Colliery Nature Park	4.2km
Low Laithes Golf Club	4.3km
Yorkshire Sculpture Park	11km
Bretton Hall	11km
Peak District	23km





education

The apartments at St John’s Square are consciously designed to appeal to discerning tenants who will pay more for elegant accommodation in a prime location. That intention has shaped the way in which the apartments have been refurbished and their interiors redesigned. It is also bolstered by the proximity of numerous very well-regarded schools and colleges.

For tenants with school-age children, there are many impressive establishments close by – a mix of both private and local authority-run establishments.

On the Square itself is the junior section of Wakefield Girls’ High School, an independent school that serves pupils aged between 8 and 11. And just 20m along the adjoining Mulberry Street is another associated school, Wakefield Grammar Pre-Preparatory School, which admits children from the age of three. The high school itself, which lies only 150m from the corner of the square, is one of the

highest-ranked schools in the city, and was named in the Sunday Times Parent Power Guide as one of the top 10 independent schools in the North of England.

These are just three of the highly rated schools that are easily accessible to tenants at St John’s Apartments.

schools and colleges

Wakefield Juniors	on the square
Wakefield Grammar Pre-Preparatory School	20m
Wakefield Girls’ High School	150m
Wakefield Grammar School Foundation	200m
Wakefield College	300m
St John’s CE Junior & Infants School	400m
Queen Elizabeth Wakefield (Juniors)	400m
Queen Elizabeth Grammar School	400m



the investment case

There is no doubting the attractiveness of the area surrounding St John's Square, and this will certainly enhance the marketability of the apartments to tenants. However, the appeal to investors goes well beyond the character of the buildings, the convenience of the location and the aesthetics of the neighbourhood.

HOUSING SUPPLY

As ever, it is important to consider the most fundamental of market forces – supply and demand. Good rental properties are in short supply in the city. The local housing plan identifies a shortfall in provision of over 1,000 homes, and many of those that are planned are classified as 'affordable' houses, aimed squarely at the first-time buyer market.

The availability of attractive, modern homes in the private rental sector is far more constrained; across Wakefield, the majority of rental supply tends to consist of older and less energy efficient properties.

Consequently, when suitable apartments hit the market, competition amongst discerning tenants is intense.

POPULATION AND HOUSING DEMAND

Data from ONS show that between the Censuses of 2011 and 2021, Wakefield's population grew by more than 10,000: from 99,251 to 109,766. That put pressure on a housing market that was already struggling to meet demand but, with the city looking forward to an extended period of economic growth, that imbalance is only likely to increase.

As a result of limited supply, growing demand and other significant forces, investors with property in Wakefield have witnessed a marked improvement in returns.

property market data

Average house price	£208,000 ¹
Average annual price growth	+6.2% ¹
Average annual rental growth	+3.7% ¹
Average gross yields (Yorks & Humber)	6.9% ²
CPI inflation	2.2% ¹

Sources:
1. ONS, September 2024
2. Rightmove Rental Trends Tracker, Q2 2024





economic growth

Wakefield's economic performance is often overshadowed by its larger neighbour, Leeds, but the city's fortunes have been improving steadily and should not be overlooked.

Low carbon industries have been an especially important driver of growth. Wakefield First reports that they added £1.1 billion to the economy in a single year. It adds that across the wider region, *"the Green Technologies and Services (GTS) sector, is valued at £8.1 billion and is expected to grow to £11.1 billion by 2026 – a +37% rise."*

OTHER MAJOR GROWTH SECTORS INCLUDE:

- Construction
- Creative & digital industries
- Health & social care
- Professional & technical services
- Wholesale & retail trades



growth forecasts

According to the most recent Economic Growth Forecast from EY, Wakefield will have the joint second-fastest economic growth rate across the Yorkshire & Humber region.

Second only to Leeds, Wakefield is expected to produce an extra +1.8% of growth every year between 2024 and 2027. In the same report, EY predicts that employment in the city will grow at +1.0% per annum, in line with the regional average.

This is especially notable because Wakefield already has a relatively high rate of employment. The unemployment rate stands at around 3.2%, which compares favourably with a national average of 3.7%. For investors, this is significant; it suggests that at least a portion of the new jobs created may have to be taken up by newcomers to the city. That means, of course, more city residents and even greater competition for quality housing.

figures at a glance

City economy	£8 billion
Projected annual economic growth	+1.8%
Unemployment rate (city)	3.2%
Unemployment rate (UK)	3.7%
Projected annual employment growth	+1.0%





urban regeneration

Another telling reason why Wakefield's economy is poised to grow is its 20-year urban masterplan. Devised in 2022 and revised in July 2024, it is backed by over £24 million of funding secured through a Town Deal agreement. It seeks to promote a strong revival of the city's business, tourism and retail sectors.

The city council notes that the multi-stranded strategy will *"stimulate regeneration of the city centre through vibrant mixed use development proposals (and) create better coherence and physical connectivity across the city centre."*

Amongst other initiatives, it encompasses plans to:

Invest in city centre transport improvements

Regenerate Westgate, a key entrance to the city

Transform Cathedral Square into a new hub for events

Create space for leisure, tourism and the creative industries at Rutland Mills on Wakefield's Waterfront

Transform the former Market Hall into a new creative hub

Create new central library and museum

"Our city centre, the beating heart of the district, is undergoing an exciting transformation to meet changing consumer demands and business trends. It will bring new growth in residential, retail, culture, and entertainment services to stimulate the local economy and make the city a more vibrant place to live, work, and play."

WAKEFIELD COUNCIL



inward investment and job creation

Wakefield may be entering a period of economic renaissance but local planners have not been content to sit back and watch. In an effort to accelerate economic growth, they have set out proposals to release new development land that could attract new investment and, in turn, generate an immense number of new jobs.

Moreover, they have been actively promoting the opportunities to UK and overseas investors, positioning Wakefield as an attractive destination for businesses with ambitious expansion plans. Spread over multiple strategic locations in and around the city, the sites have the potential to generate over 500,000 new jobs within the next few years.

Major Regeneration Projects

- Bread Street & Cathedral Square
- Central Library and Museum
- City Centre Transport Improvements
- Civic Quarter Regeneration
- Kirkgate
- Market Hall / Wakefield Exchange
- Merchant Gate Masterplan
- Rutland Mills
- Westgate Heritage Action Zone

“Exciting things are happening in Wakefield... A high-profile exhibition has showcased everything we’ve got to offer. Investors have been guided through over 30 investible propositions in the region; opportunities which together could accommodate up to half a million new jobs across 8 million square metres of commercial land.”

CLLR. MICHAEL GRAHAM, CABINET MEMBER FOR REGENERATION
& ECONOMIC GROWTH, WAKEFIELD COUNCIL





other inward investments

Besides the large-scale projects now being presented by local authorities and economic development specialists, Wakefield is also attracting many direct commercial investments. Thanks to a good strategic position, a ready workforce and the availability of suitable land and premises, it is seeing a growing number of employers gravitating towards it.

Wakefield First's 'Top 100' list of successful local businesses shows that while manufacturing is the sector comprising the highest number of fast-growing firms, others include financial and insurance, administrative services, construction and the broad category of 'professional, scientific and technical activities.' Health, hospitality, leisure and retail are also making important contributions to rising levels of investment and employment.

It should also be noted that Wakefield has become a key centre for arts and media in recent years. The area is home to numerous galleries and museums, and in 2024, the famous Groucho Club noted that it would soon be opening new premises at nearby Bretton Hall, site of the Yorkshire Sculpture Park. Scheduled to be launched in 2026, Groucho Bretton will be the celebrity club's first new outpost since it opened in 1985.

notable employers

Caddick Construction	Newly Weds Foods
Card Factory	ReUse Glass UK
Easy Bathrooms	Spectrum Community Health
Esseco UK	Team17 Digital
Forza Foods	Teva Pharmaceuticals
Haribo	
Mid Yorkshire Teaching NHS Trust	



the wider region

While Wakefield is certainly attractive on its own merits, investors will also be conscious that it sits within convenient commuting distance of the region’s largest economic powerhouse - Leeds.

Between 2024 and 2027, the city’s economic growth is forecast to outpace the rest of Yorkshire and the Humber, ending the period £1.8 billion larger than it was in 2023. By 2030, ongoing growth is set to generate thousands of new jobs and to swell the city population by more than 150,000.

Leeds City Council writes:
“Leeds is the UK’s fastest growing city and the main driver of a city region with a £64.6 billion economy. It has a combined population of 3 million and a workforce of 1.37 million. Over the next ten years, the economy is forecast to grow by +21%.”

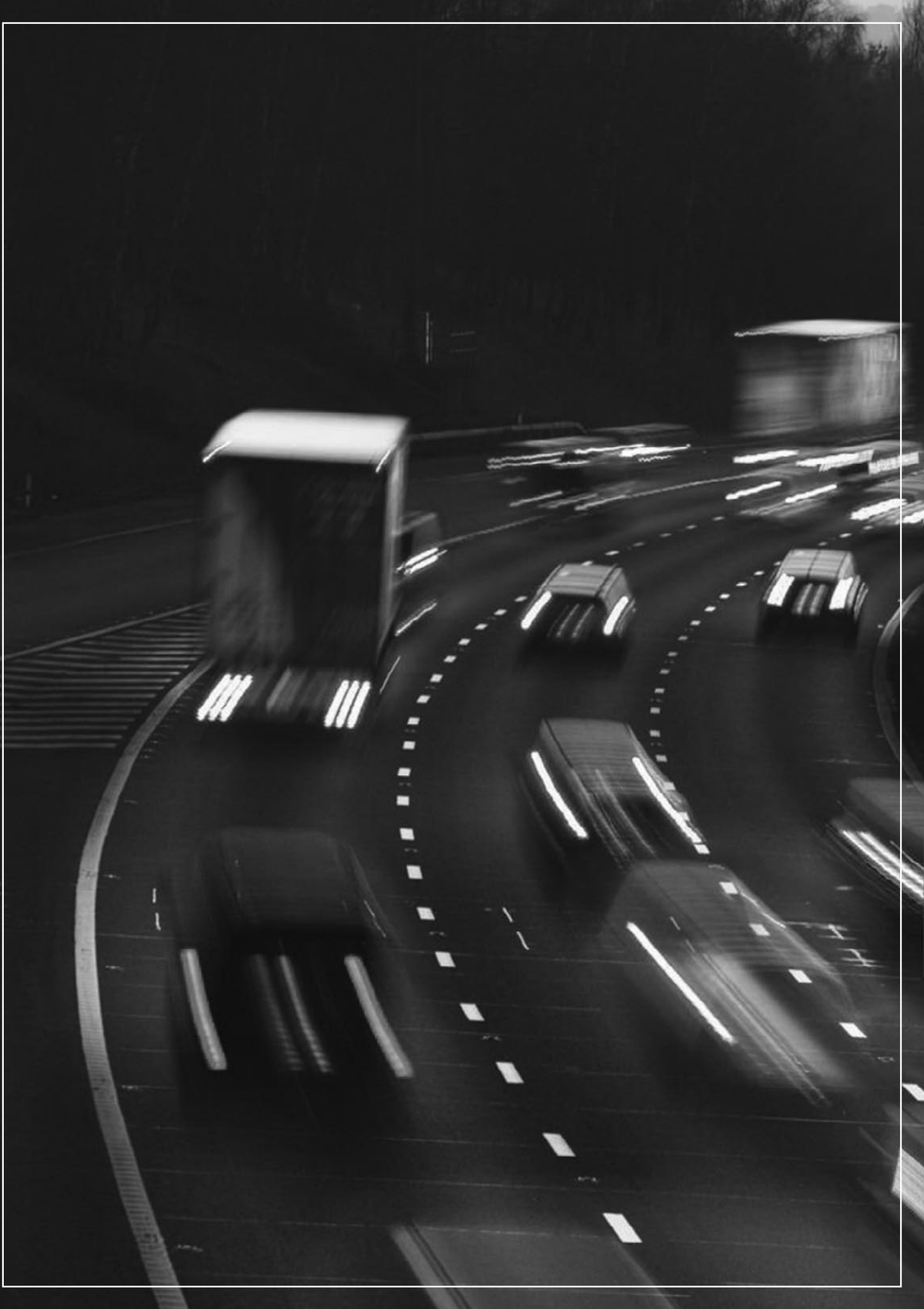
This expected growth has profound implications for investors. In Leeds, as in most parts of the UK, demand for good quality rental property far exceeds the available supply. And as the gulf between them has widened, so rental demand is shifting towards commuter belt locations where prices are more affordable and residents can get more for their money.

Wakefield is one such location: a city that is conveniently situated and yet more affordably priced. Here, investors can benefit from robust, home-grown rental demand as well as demand from its larger, fast-growing neighbour.

Leeds – an overview

Population	780,000
Population growth projection	+150,000 by 2033
Economic growth projection	+21% by 2030
Employment growth target	+6.5% by 2030





transport links

The apartments’ location to the northwest of the city centre gives them a quiet air, but local amenities are still within very easy reach. For those who need to travel, whether for work or leisure, local transport facilities are also very accessible.

PRIVATE VEHICLES

Several of the properties on St John’s Square come with their own dedicated parking spaces. Additionally, free on-street permit parking is available for residents and free visitor parking is available for their guests.

The A650 (Wentworth Street) extends northwards towards junction 41 of the M1, which lies just 4km distant. Junction 40 is only slightly further away to the west, requiring a drive of around 4.5km along the A638 (Westgate and Wakefield Road).

BUSES

There is a bus stop on the A650 immediately opposite the Square. Here, residents can board buses making regular scheduled trips to the city centre. Wakefield’s bus station is just over 500m to the southeast and hosts services by Arriva, Globe Coaches, Travel South Yorkshire, Stagecoach and Traveline.

RAIL

Wakefield Westgate Railway Station is set just 600m from St John’s Square, making it an untaxing walk or cycle ride. From here, commuters can take advantage of services to all major regional destinations. Examples include Leeds, Doncaster and Sheffield, as well as more distant cities such as Newcastle, Edinburgh, Glasgow, and London.

distances to neighbouring locations

Leeds	12km	Bradford	20km
Pontefract	13km	Doncaster	31km
Barnsley	15km	Sheffield	34km
Huddersfield	19km		





the apartments

The apartments are built within authentic Georgian-era properties, all of them either 4- or 5-storey townhouses. Accordingly, they do not adhere to a standard floorplan, as do many modern developments, so their internal specifications vary. This gives investors an unusually wide choice of sizes and layouts; each of the 15 apartments has its own distinctive appeal.

To make the most of that appeal, sympathetic restoration has been a key consideration throughout the refurbishment programme. It has included the reinstatement of leadwork on windows and doors, and the casting of new metal railings. This could have been achieved more cheaply using modern alternatives, but the developer has stayed faithful to the original character of the homes.

Internally, the apartments have been tastefully modernised. The work pays due homage to their history and heritage, and retains the characteristic high ceilings and sense of space. However, it has also yielded important upgrades in terms of safety, security and energy efficiency.

refurbishment measures

- Elegant kitchens
- New, energy efficient appliances
- New bathrooms and associated fittings
- New carpets and flooring
- Improved insulation
- Restoration of leadwork, railings and external steps





specifications

GENERAL

Newly refurbished to the highest standards

Smooth plastered walls and ceilings

Painted in light, neutral shades

Wooden doors, appropriate to the period

ENERGY EFFICIENCY

New thermal insulation

New gas and electrical certificates issued

New EPC certificates issued

Mostly C-rated

Some D-rated (Listed Building exemption)

FLOOR COVERINGS

New carpets for all apartments

Some new wooden floors

Quality tiling to bathroom floors

KITCHEN

High quality fitted kitchen

Base units and eye-level storage

Laminate work surface

Fan-assisted single oven

Integrated fridge and freezer

Washing machine

BATHROOM

Fully tiled floors and walls

WC with dual flush

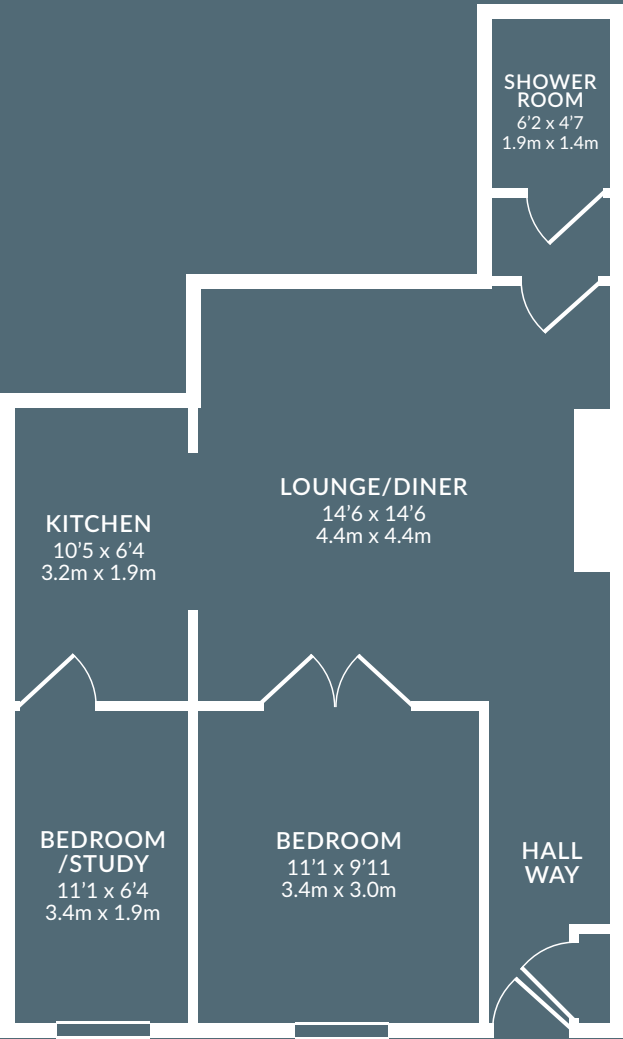
Free standing hand basin

Enclosed glass shower cubicle or shower-over-bath, dependent on layout

Forced extraction

Please note that all apartments have undergone thorough floor-to-ceiling refurbishments, which include comprehensive decorative works and new carpeting in appropriate areas.





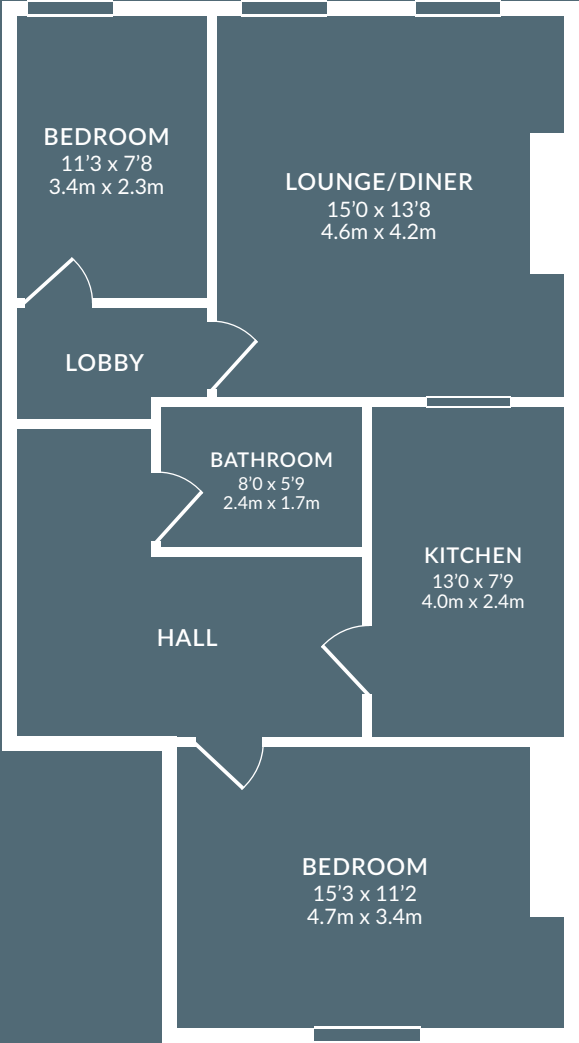
APARTMENT 1A

3 ST. JOHN'S SQUARE

This attractive two-bedroom apartment has access to a shared walled garden and a private off-street parking space. It features its own private entrance and a hallway, which leads into a living room, a shower room and

an open plan kitchen. Its bedrooms overlook the garden. The flat is being fitted with a new kitchen and new appliances, together with a wholly updated new shower room and a beautiful wooden floor.

FLOOR AREA: 50 m² / 542 square ft



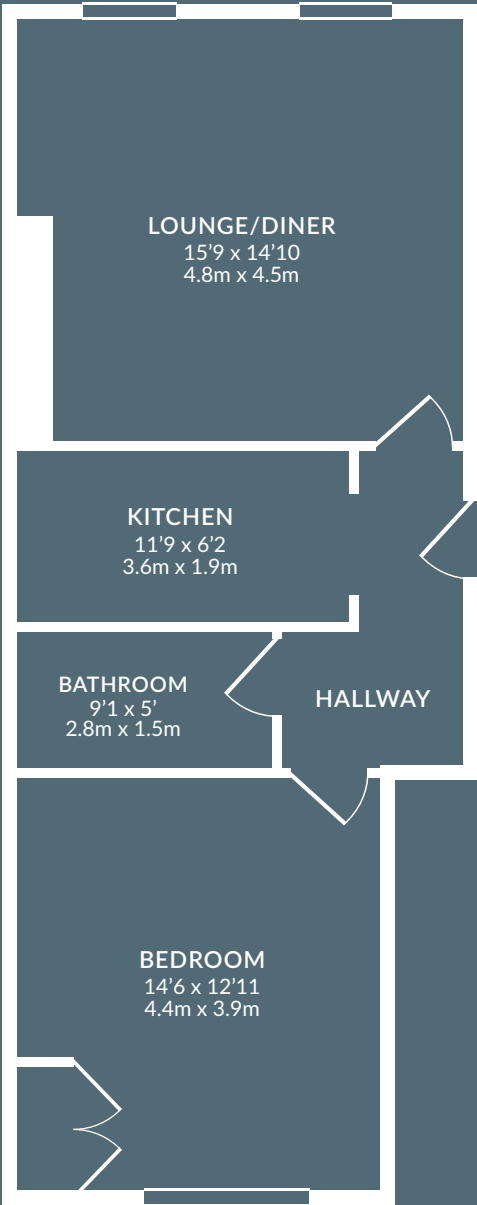
APARTMENT 3

3 ST. JOHN'S SQUARE

This beautiful first-floor apartment features floor-to -ceiling windows, authentically high ceilings and Juliet balconies on the front-facing elevation. An L-shaped hallway leads variously to the two bedrooms, the kitchen, the living / dining room and bathroom. Residents also benefit from

additional storage, accessible from the main staircase. The lounge and front bedroom command excellent views over the square. Ongoing refurbishments include a new kitchen and new bathroom, with associated modern appliances.

FLOOR AREA: 70 m² / 753 square ft



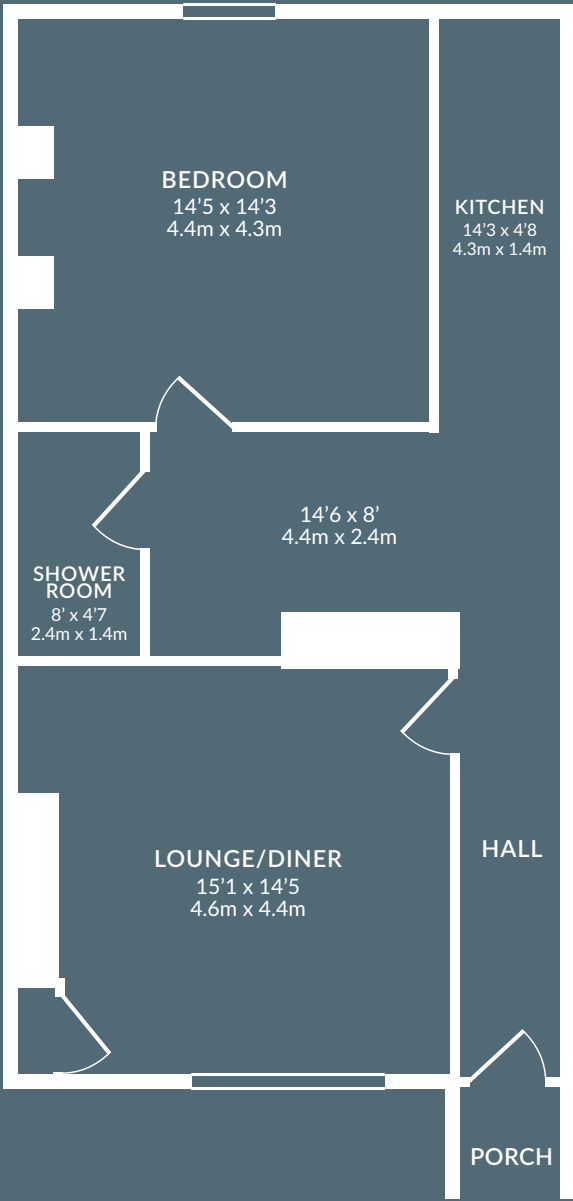
APARTMENT 4

5 ST. JOHN'S SQUARE

This penthouse apartment is beautifully finished and affords impressive views from both its front and rear. To the front is St John's Square, while the rear windows overlook much of the city. Besides the internal hallway, its rooms include an attractive lounge / dining room, a kitchen,

a bathroom and a bedroom at the rear. The apartment is offered with a dedicated off-street parking space. Renovations now in progress include a new kitchen with appropriate appliances, and a new bathroom.

FLOOR AREA: 55 m² / 587 square ft



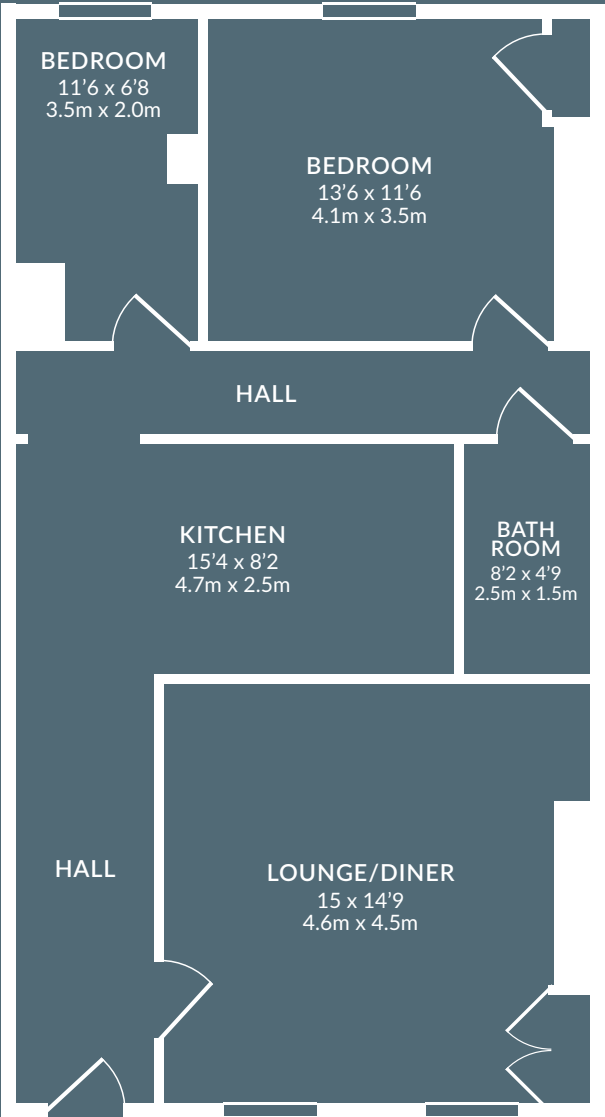
APARTMENT 1

7 ST. JOHN'S SQUARE

This attractive garden apartment leads out onto a lovely walled garden, shared with other residents, and comes complete with a dedicated off-street parking space. The internal hallway leads to a newly redecorated

lounge, with other rooms including a bedroom, a shower room, and a kitchen, which features all-new appliances.

FLOOR AREA:64 m² / 692 square ft



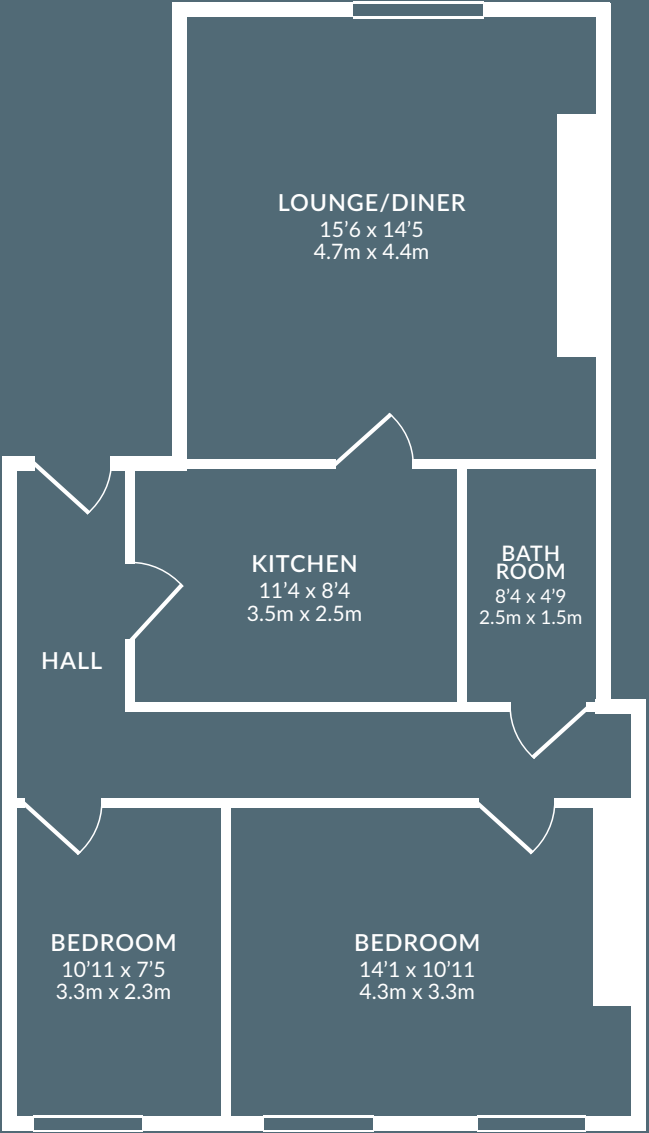
APARTMENT 2

7 ST. JOHN'S SQUARE

This ground floor apartment faces St John's Square. Its living room, set at the front of the property, makes the most of the view. The hallway leads to two bedrooms at the

rear, as well as a newly fitted-out kitchen and shower room. The two bedrooms overlook the walled garden.

FLOOR AREA: 68 m² / 732 square ft



APARTMENT 5

7 ST. JOHN'S SQUARE

This penthouse apartment has two bedrooms, which overlook St John's Square. The kitchen features a large skylight, which lends the room a light and spacious air.

Elsewhere, the rooms include an internal hallway, a shower room and a living room at the rear.

FLOOR AREA: 63 m² / 676 square ft



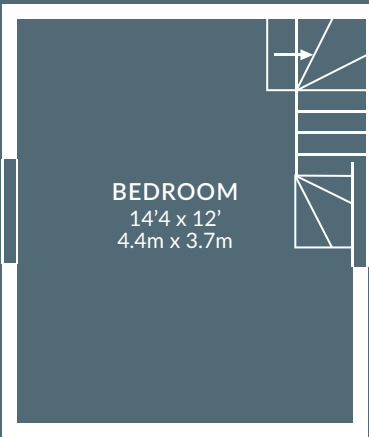
APARTMENT 1

9 ST. JOHN'S SQUARE

This attractive one-bedroom apartment features a spacious living room at the front, which affords views out onto the square. The bedroom is set to the left of the entrance and hall, while the kitchen and bathroom look

out onto the rear gardens. Despite the modern refurbishment, period features have been retained, including the impressive high ceilings.

FLOOR AREA: 71 m² / 763 square ft



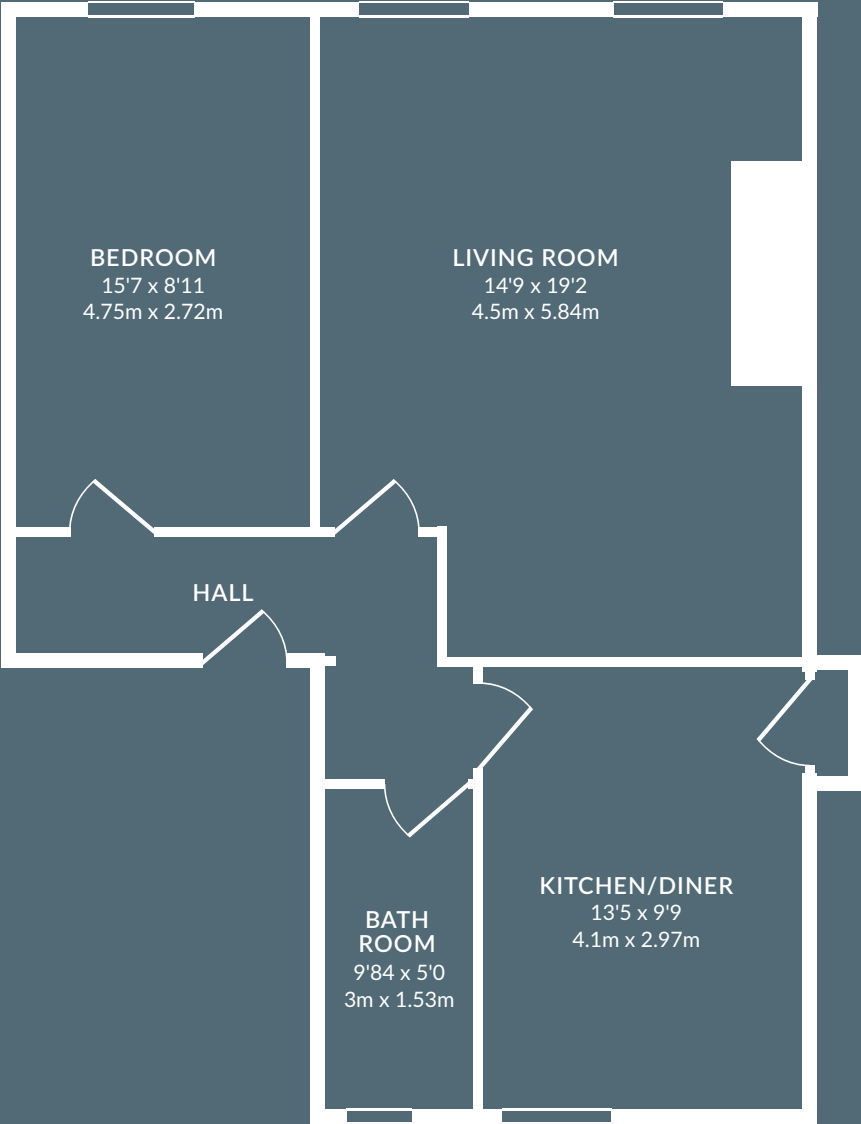
APARTMENT 7

9 ST. JOHN'S SQUARE

Occupying a corner plot, this elegant garden apartment is built on two levels. Its single bedroom is set upstairs while its exceptionally large lounge / dining room / kitchen is on the ground floor, overlooking the rear garden. The room's open plan design

creates a feeling of space, as do the characteristically high ceilings. The bathroom is also larger than those in most of the other apartments, and features both a bath and a shower.

FLOOR AREA: 60 m² / 644 square ft



APARTMENT 4

13 ST. JOHN'S SQUARE

This penthouse apartment is beautifully finished and affords impressive views from both its front and rear. To the front is St. John's Square, while the rear windows overlook much of the city. Besides the internal hallway, its rooms include an

attractive lounge / dining room, a kitchen, a bathroom, and a double bedroom which overlooks the Square. Renovations now in progress include a new kitchen with appropriate appliances, and a new bathroom.

FLOOR AREA: 59.7 m² / 643 square ft



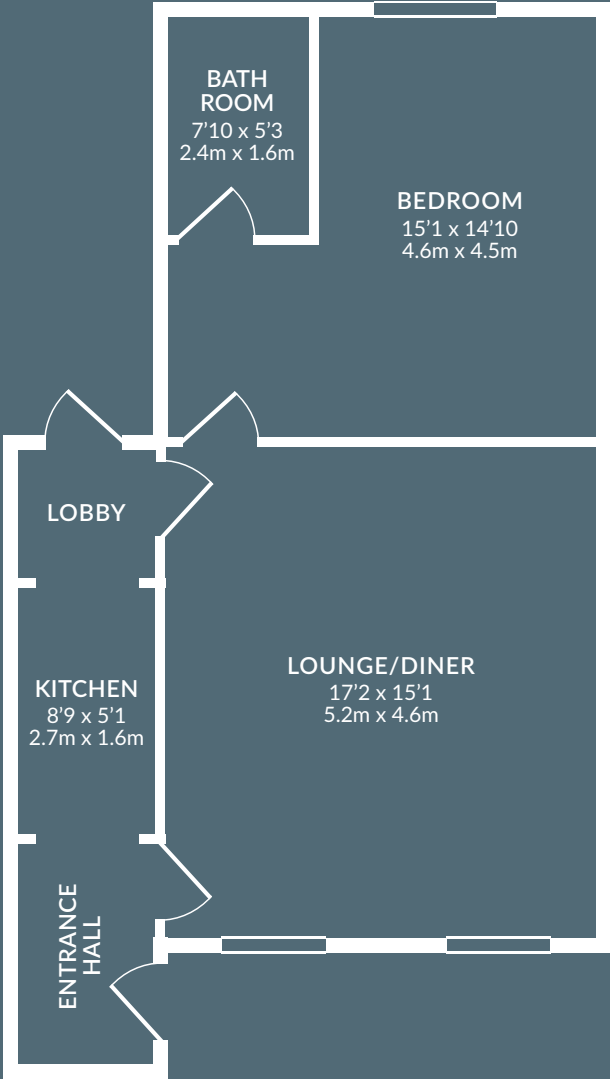
APARTMENT 3

14 ST. JOHN'S SQUARE

This beautiful first floor, two-bedroom apartment features a main bathroom and an ensuite bathroom off the large bedroom at the rear. The front bedroom is set beside the

lounge / dining room and both overlook the square. The kitchen is at the rear, accessible via a large hallway, and like the main bedroom, it commands views out into the garden.

FLOOR AREA: 63 m² / 680 square ft



APARTMENT 1

19 ST. JOHN'S SQUARE

Set on the lower ground floor, this one-bedroom apartment features a spacious lounge / dining room at the rear, and a bedroom and bathroom at the front. The kitchen is accessed via a lobby at the front

or an entrance hall at the rear, which gives out onto a lovely shared garden. The property has a new bathroom and its kitchen is now benefiting from a complete renovation.

FLOOR AREA: 55 m² / 593 square ft





Rochford House

APARTMENTS

St John's Square is bounded at one end by Wentworth Street (the A650). Here, opposite the church, Rochford House provides four more attractive and newly renovated apartments.

Their interior specifications are essentially the same as for the St John's Apartments and, like the other properties, they are all benefiting from new carpets and full decorative works.



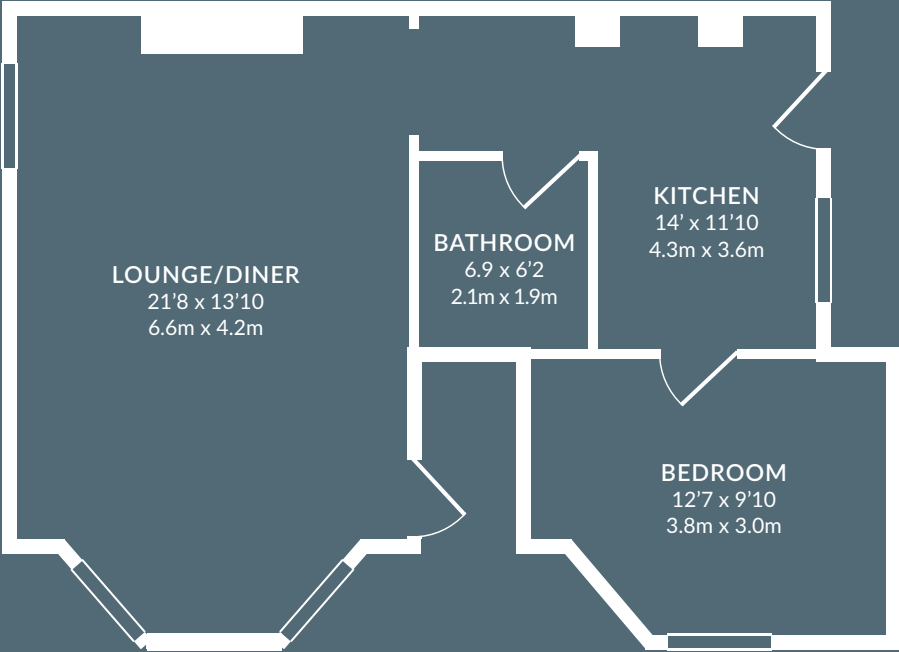
APARTMENT 1

15 WENTWORTH STREET

This basement apartment has its own private entrance, which leads into the spacious living room. That, in turn, leads into a kitchen and

then into the bedroom at the rear. The bathroom is accessible via the bedroom.

FLOOR AREA: 47 m² / 511 square ft



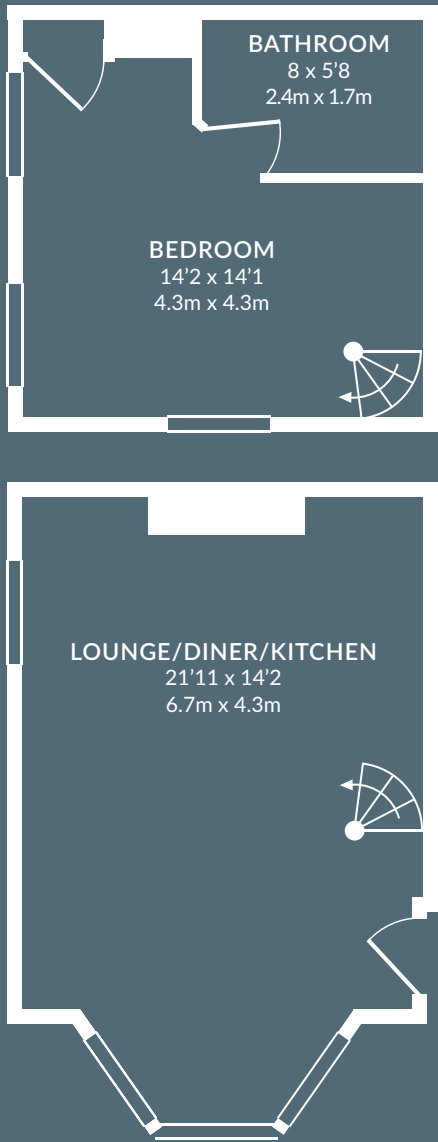
APARTMENT 2

15 WENTWORTH STREET

Occupying a corner plot, this apartment is accessible via a front door and a private rear entrance. It is set back from the road behind a low wall and small garden, and has a larger garden to the rear, together with private

driveway parking. It boasts a large lounge / dining room, and a front-facing bedroom, both with attractive bay windows. To the rear are the bathroom and kitchen.

FLOOR AREA: 51 m² / 548 square ft



APARTMENT 3 15 WENTWORTH STREET

Set on two floors, this apartment has an open plan design. Downstairs is a large living room / dining room / kitchen, and a spiral staircase leading up to the first floor. Upstairs, the bedroom has windows on two walls, overlooking both St John's Square and St John's North. To the rear, a corner bathroom completes the simple but elegant design.

FLOOR AREA: 44 m² / 471 square ft



APARTMENT 4 15 WENTWORTH STREET

This one-bedroom apartment is essentially a mirror-image of Flat 3. It features the same open plan design with the living room / dining room / kitchen on the ground floor, and a bedroom and bathroom above. In common with all four properties at Rochford House, it is undergoing a thorough refurbishment.

FLOOR AREA: 44 m² / 471 square ft



investment details

Prices start at £210,000 but vary according to the size and specification of the individual apartments. A share of the freehold is also available.

In order to offer investors complete security and peace of mind, all deposits are lodged and retained in escrow by solicitors. No funds are released to developer before completion.

Investors will be required to make a £5,000 payment to secure their chosen property. This fee will be held by the developer's solicitors and will form part of the purchase price.



summary

The St John’s Square apartments meet a pressing need for high quality rental accommodation close to Wakefield’s fast-regenerating city centre. They appeal to demanding, higher-paying tenants who value style, location and period authenticity.

The properties vary considerably in size and design, offering investors a wide choice of options. However, they all place a heavy emphasis on elegance and attention to detail. In terms of design, fittings and overall quality, they outmatch the great majority of the existing stock within Wakefield’s private rental sector.

Demand for these homes is already strong and almost certain to grow. The population is rising, supply is limited and the city’s economy is gaining new energy. Employment is growing strongly, much of it in higher-value knowledge-based sectors. These are industries that tend to support higher earnings, and that continuing trend should help to support rising rental values for years to come.

facts at a glance

A convenient location, ideal for commuting workers	Set in a city seeing strong economic growth
15 apartments available	Potential for sustained growth in capital and rental values
One- and two-bedroom options	Potential for excellent yields
Newly refurbished to a high standard	Available at affordable pre-market prices
Distinctive character, appealing to discerning tenants	Price range: £210,000 to £265,000
Designed to appeal to a professional market	Reserve for just £5,000
	All deposits fully protected

find out more

The apartments are being refurbished on a rolling basis. To reserve a specific property, please get in touch.



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T: 0800 772 0789
E: invest@littleboydevelopments.co.uk
www.littleboydevelopments.co.uk

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