



AGIN COURT

BY FITZWILLIAM CAPITAL PARTNERS

Investment Guide



FITZWILLIAM
— Capital Partners —

A Reputation for Excellence



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Agin Court by Fitzwilliam Capital Partners is an impressive development of 38 luxury two bedroom apartments and penthouses, located in one of the UK’s top five property hot spots – Leicester.

Fitzwilliam Capital Partners is proud to present this fantastic Investment opportunity and look forward to welcoming you to Agin Court.





WHY INVEST IN AGIN COURT BY FITZWILLIAM CAPITAL PARTNERS?

Purchasing a property at Agin Court offers a huge potential of yields of up to 8% in a strong and growing market, and with rental advice provided by our trusted partners, what’s stopping you?

THE OPPORTUNITY

- Well appointed, stunning collection of two bedroom apartments.
- Larger than average accommodation
- Balconies and terraces to selected homes
- High specification
- Prime location in Leicester’s up and coming ‘Cultural Quarter’
- Close to motorway links, station and airport
- Ideal for tenants – contemporary apartments with modern specification
- Close to the cities three universities
- Very high rental demand
- 16% potential return on your investment

FINANCIAL ILLUSTRATION

Mortgage illustration purchase of a two bedroom, 1 bathroom apartment - £189,950

Purchase price	£189,950.00
Deposit required (30%)	£ 56,985.00
Anticipated Monthly Rent	£ 1,100.00
Ground Rent & Service Charge (approx. PCM)	£ 120.00
Monthly mortgage payment of	£ 201.66*
Gross surplus monthly income	£ 778.34

*Based upon Virgin Money 2yr Fixed @ 1.82%





WHY INVEST IN LEICESTER?

For the buy-to-let investor there is a huge demand for rentals within the city and rents are on the increase. The city has a large student population from three universities. There is also a growing number of young professionals attracted by Leicester's growth opportunities and buoyant local economy. Leicester's property prices are on a gradual increase, and offer attractive yields which places Leicester highly on the buy to let hotspots league, it is currently number five in the UK's top property hotspots.

THE FACTS SPEAK FOR THEMSELVES!

- The multi-million-pound development and regeneration of Leicester is making the city an investment hot spot and a great place to build and develop business.
- The new £75 million Space Park due to commence in 2019, is set to become a global technology hub.
- The £25 million regeneration of the Waterside will provide a new thriving neighbourhood offering a unique and vibrant place to live and space for local businesses to flourish.
- Leicester City Council's – Connecting Leicester focuses on improving transport links between areas of the city to make it a desirable destination for tourist and residents.
- De Montfort Universities recent £136 million investment is developing its vision of the 'campus of the future radically improve the facilities and buildings available to students.
- Leicester has been rated as one of the UK's highest profile and forward looking cities.

REASONS TO INVEST IN LEICESTER...



HOMES IN **LEICESTER** GENERATE **56% MORE** ENQUIRIES THAN THE **AVERAGE UK PROPERTY**
Zoopla, April 2017



LEICESTER IS NUMBER FIVE IN THE **TOP PROPERTY HOT SPOTS IN THE UK**
Zoopla, April 2017



LEICESTER HAS THE BIGGEST GROWTH IN STUDENT HOUSING OWNED BY PRIVATE LANDLORDS
Financial Times, June 2017



DE MONTFORD UNIVERSITY NAMED IN THE **WORLDS 150 TOP UNIVERSITIES**
Times Education, April 2017





WHY INVEST IN LEICESTER?

COMPARABLE EVIDENCE

LETTINGS

The following properties are all two bedroom apartments in LE1 postcode from a Rightmove report September 2017

RUTLAND STREET, LEICESTER	2 bedroom apartment	£1,400 pcm
COTTON SQUARE	2 bedroom apartment	£1,280 pcm
ARIA, CHATHAM STREET	2 bedroom apartment	£1,420 pcm

SALES

The following properties are all two bedroom apartments in the LE1 postcode

ARIA, CHATHAM STREET	2 bedroom apartment	£245,000.00
FOISTER BUILDING	2 bedroom apartment	£270,000.00

REASONS TO INVEST IN LEICESTER...



EAST MIDLANDS RENTS HAVE **GROWN 12%** OVER THE LAST 10 YEARS AND ARE **PREDICTED TO OUTPERFORM THE NATIONAL AVERAGE**

Hometrack, July 2017



HOUSE PRICES HAVE **GROWN BY 23%** IN **LEICESTER** IN THE **LAST 5 YEARS.**

ONS, July 2017



OVER THE **NEXT 5 YEARS** THE **EAST MIDLANDS HOUSING MARKET** IS FORECAST TO **GROW 14%**

Savills UK Housing Market Update, 2017



LEICESTER HAS THE **HIGHEST** RATE OF **FEMALE ENTREPRENEURSHIP** IN THE **UK** ALONGSIDE LONDON AND BIRMINGHAM

Financial Times, 2017



6500 NEW JOBS ARE TO BE DELIVERED BY THE NEW **SCIENCE AND INNOVATION** ENTERPRISE ZONE IN LOUGHBOROUGH AND **LEICESTER**

www.gov.uk , February 2017







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Why Fitzwilliam Capital Partners

We are a specialist property company offering market competitive apartments in prime locations.

We have a reputation for excellence, offering a unique service that stands out in the property investment sector.

Whether you're looking to add to your existing property portfolio or make your first property investment, it is our mission to ensure you get the best possible return from your venture.

What our clients say...

"I purchased an investment property via Fitzwilliam Capital Partners & also referred a member of my family who also bought. I can't praise them enough for their expertise and efficiency and more importantly being able to deliver what they promised. I look forward to doing further business with Fitzwilliam in the near future."
Investor Client, Crecy Court, Leicester

"I had looked for a property for some time in Leicester before making a purchase from Fitzwilliam. My aim was to buy a flat in city centre as a retirement base. I found the Crecy Court scheme, located in a desired location and to a good standard of build, and it was great value for money."
Owner Occupier, Crecy Court, Leicester

Recent Developments

01

Ross Court View
Birkenhead, Wirral

02

Blenheim Court
Leicester

03

Crecy Court
Leicester

04

Fitzwilliam Place
Lincoln

05

The Orchards
Market Rasen, Lincoln

06

Meadow Drive
Barnton, Cheshire

07

Fitzwilliam Place
Runcorn, Cheshire

08

Hopes Carr
Stockport, Cheshire

Coming Soon

09

Coming Soon
Pontefract

10

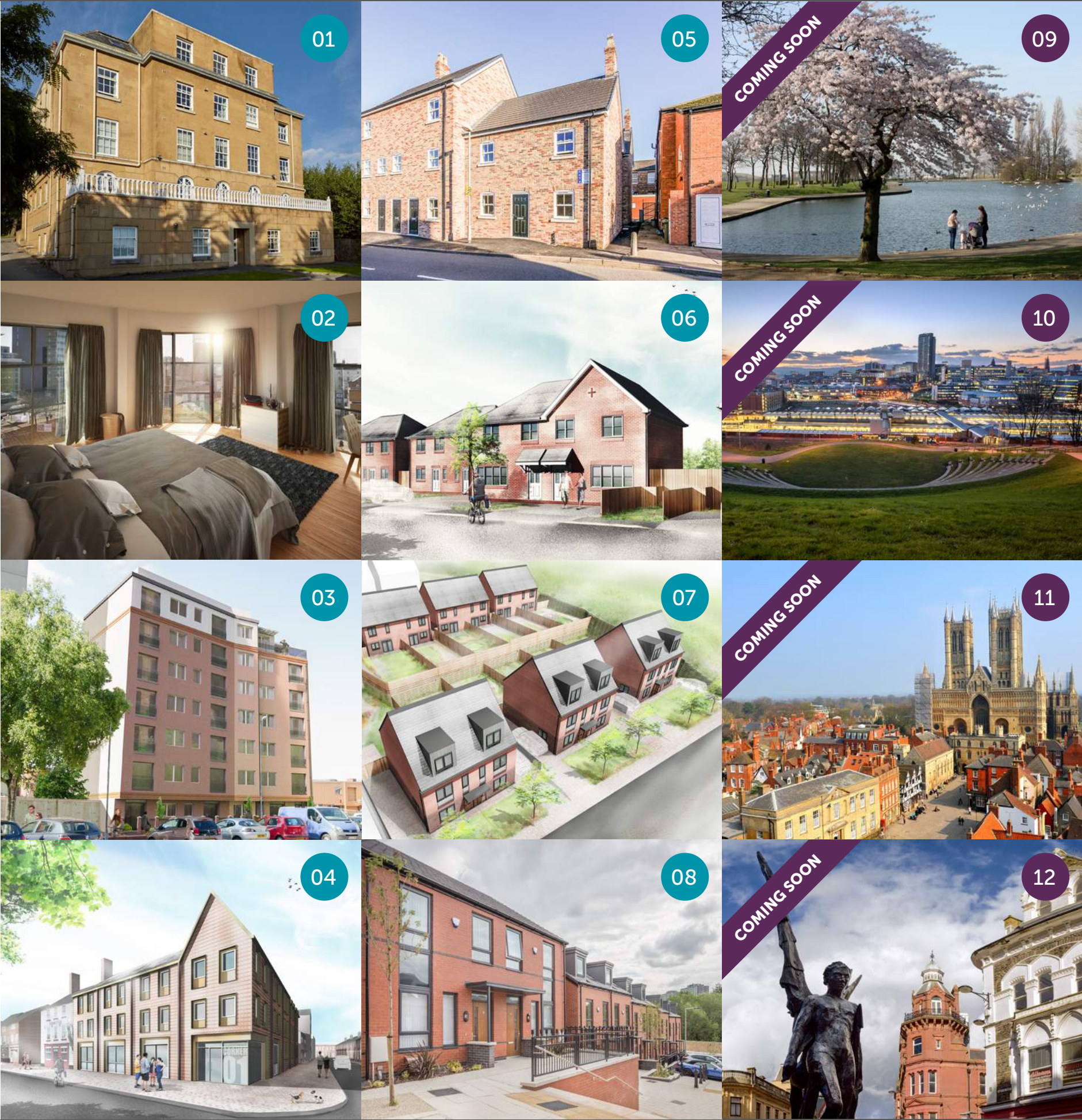
Coming Soon
Sheffield

11

Coming Soon
Lincoln

12

Coming Soon
Newport





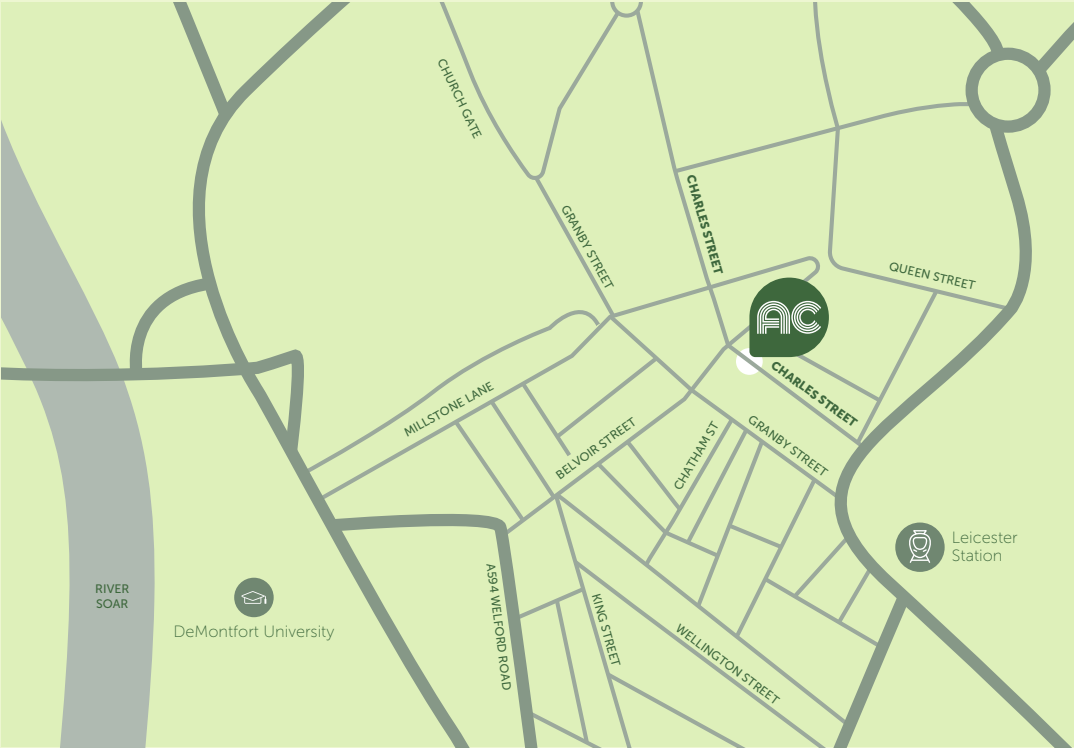
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GET IN TOUCH

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