



Basic information required for new development launch

Basic image requirements: 3 x external images and 3 x internal images
Basic branding requirements: If not already provided, please send across any relevant development branding, including all logos and colour schemes

Development Name Avalon Court
Development Address Avalon Court, Kent St, Nottingham, NG1 3LZ
Developer Fortis
Management Company Fortis LM
Full list of facilities/amenities (gym/laundry/bike storage etc) Gym/Laundry/Cycle store/entertainment lounge

Planning Information

Student or residential development? Student
Student or residential planning? Resi
New-build or conversion? Conversion
If conv, how old is the building? 1980's
Planning granted - Y/N y
Date Planning Expected?
Expected construction commencement date? Feb-15
Expected completion date? Aug-15
Plans (please attach) attached

Prices from - to (pls attach full schedule) attached
Parking price n/a

Please fill in whichever is applicable

Residential Development

Total number of units
No. Studios
No. 1 Beds
No. 2 Beds
No. 3 Beds
Parking available Y/N
Specification list (pls attach)

Student Development

Total number of units		
No. Studios		2
No. Premium Studios		78
No. Deluxe Studios		12
No. Superior Studios		3
Parking available Y/N	n/a	
Specification list (pls attach)	attached	

Contracts and Payment

Payment terms	5,000 res fee. 50% balance on exchange, 50% balance on comple	
Date legals to be issued	asap	
If legals available, please attach		
Please attach PMA		
Please attach the sales agreement		
Please attached the lease agreement		
Buyers' recommended solicitor	TQ	

Net assured return	SEE ATTACHED SCHEDULE
Assured return period	TWO YEAR

Leasehold / Freehold?	LEASEHOLD	
Lease length	250 YEARS	
Ground Rent PA		£295
What is included in service charge (Pls attach schedule)	ATTACHED	

Are the units furnished? (Y/N)	Y
If no, how much are furniture packs for:	

Studios

- 1 Beds
- 2 Beds
- 3 Beds

Marketing Information

If a refurb, what is the anticipated cost of the conversion?		£2,500,000
What is the total sqft of the building?	CIRCA 30,000 SQFT	
Are there any features about the building which make it unique or marketable?		
How was the building used previously?	FORMER OFFICE	
Is the building close to anything of particular interest?	VICTORIA SHOPPING CENTRE AND NOTTS CITY CENTRE	

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