

2025



**SACKS**  
PROPERTIES

# INVESTMENT PORTFOLIO

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[sacksproperties.com](https://sacksproperties.com)



# OUR MISSION

Sacks Properties helps new and experienced property investors find investment opportunities across the UK.

We have built relationships with developers and house builders which gives us access to property deals that are often not available on the open market.

Our dedicated team are here to help investors with every stage of the process, from finding the right property, through to mortgages and tax.



# REDHILL APARTMENTS

## Redhill, Surrey

Located just 30 minutes from Central London, this Redhill development offers strong commuter appeal and reliable occupancy. The local area has seen consistent rental demand and capital appreciation, supported by strong transport links and high employment rates.

- Price: £220,000 per unit
- Discount: Reduced by £40,000
- Yield: 8.2%
- **Last Unit Available**
- Tenure: Leasehold 999 Year Lease, No Ground Rent With Share of Freehold





 Available Units



## **APT 1**

£220,000

8.2% Yield

495 Sq Ft

### **KITCHEN/DINING/LOUNGE**

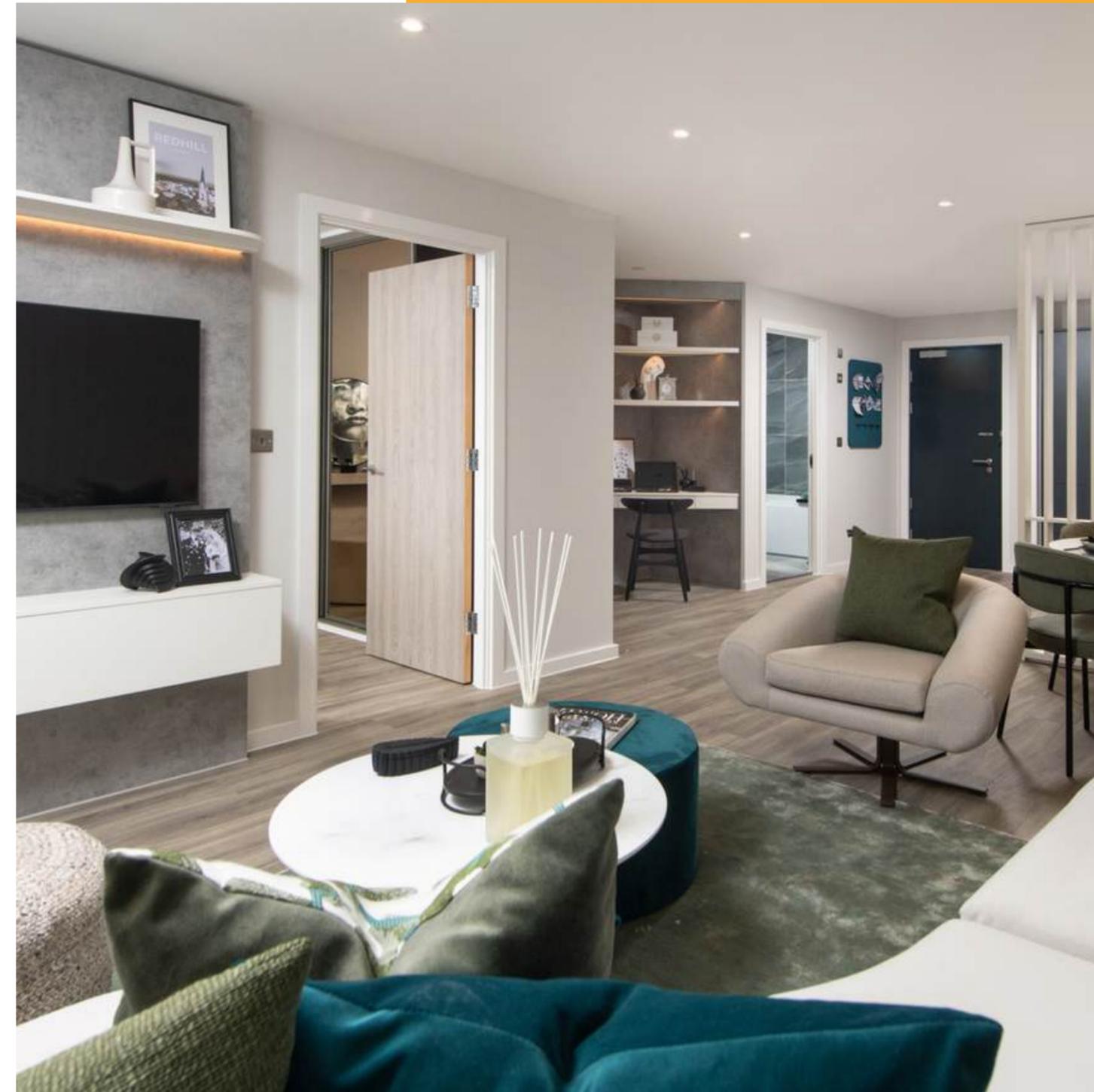
8675 x 4025 (max) 28' 6" x 13' 2"

### **BATHROOM**

2200 x 1700 7' 3" x 5' 7"

### **BEDROOM**

4000 x 2625 (max) 13' 1" x 8' 7"







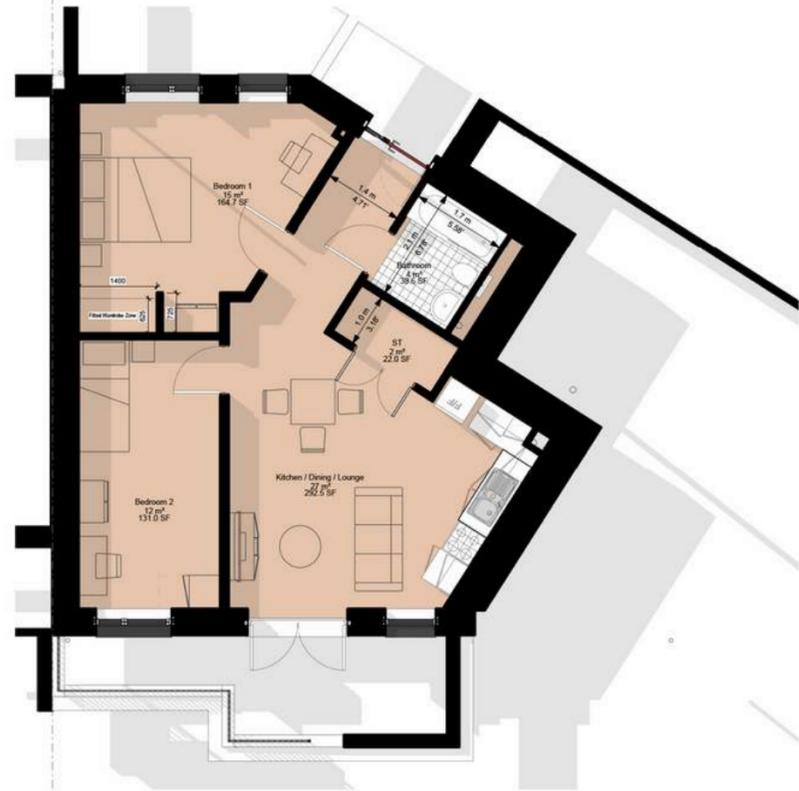
# BELGRAVE VILLAGE

## Birmingham City Centre

Located minutes from Birmingham's Bullring and Grand Central, Belgrave Village is part of a wider regeneration scheme. With strong projected yields and discounts for early investors, this is a prime opportunity in the UK's second city.

- 1-Bed Prices: From £186,950 (10% discount available)
- 2-Bed Prices: From £259,950 (14% discount available)
- Yield: Up to 6.5%
- Completion: Estimated Q2/Q3 2025
- Tenure: 999-year lease
- Warranty: 10-year new build warranty
- Rental Demand: High with professionals and students

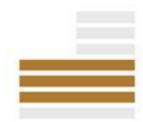




House Type BK5 - GA Plan - 2b3a

# The Blossom

Floors 1 - 3



Please note that all plot numbers are applicable across floors 1-3





## 1 Bed Apartments: 4 Units Available

NO Parking Available

**Plot A-00-06:**  
£188,200 6.38% Yield  
441 Sq Ft

**Plot A-02-27:**  
£212,950 5.92% Yield  
560 Sq Ft

**Plot A-03-17:**  
£208,000 6.06% Yield  
506 Sq Ft

**Plot B-00-07:**  
£209,800 6.01% Yield  
538 Sq Ft

## 2 Bed Apartments: 7 Units Available

Parking Included

**Plot 10.04:**  
£271,000 6.2% Yield  
648 Sq Ft

**Plot 10.16:**  
£264,550 6.35% Yield  
648 Sq Ft

**Plot 10.21:**  
£282,450 6.16% Yield  
815 Sq Ft

**Plot 13.02:**  
£259,950, 6.46% Yield  
648 Sq Ft

**Plot 13.03:**  
£265,050, 6.34% Yield  
648 Sq Ft

**Plot 13.04:**  
£269,550, 6.23%  
648 Sq Ft

**Plot 13.13:**  
£262,000, 6.41%  
648 Sq Ft





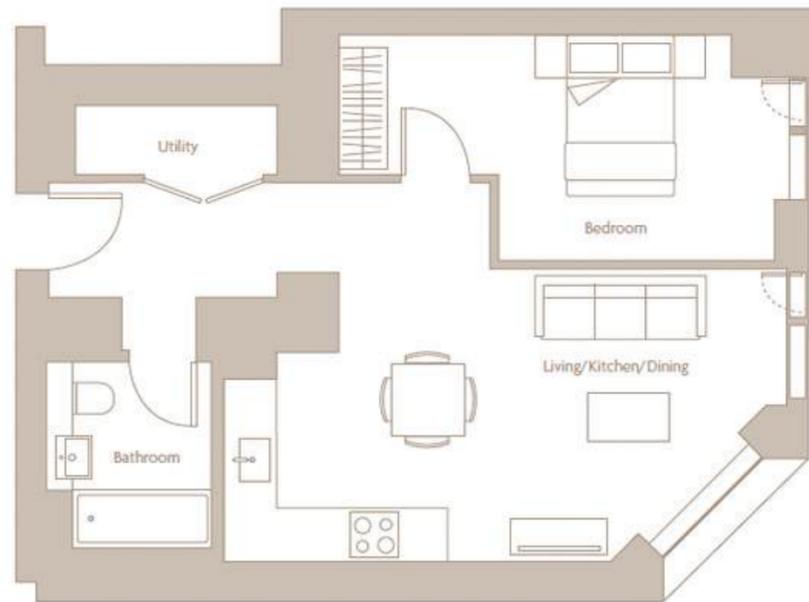
# MANCHESTER

## Victoria Riverside Development

Victoria Riverside is a landmark residential development in Manchester's Red Bank neighbourhood, featuring 634 new apartments and townhouses.

- Located between City River Park and the city centre.
- Comprises three towers and two podium buildings.
- Features floor-to-ceiling 'picture-frame' windows for scenic views.
- 1-Bed Prices: From **£302,500**
- 2-Bed Prices: From **£375,000**
- Yield: Up to 6%
- Tenure: 999-year lease, No ground rent
- Warranty: 10-year new build warranty
- Rental Demand: High with young professionals in desirable location







**1 Bed Apartments: 1 Unit Available**

**TC-24-005 Floor 24:**  
£302,500 5.7% Yield  
539 Sq Ft

**2 Bed Apartments: 5 Units Available**

**TC-02-008 Floor 2:**  
£375,000 5.8% Yield  
772 Sq Ft

**TC-13-008 Floor 13:**  
£395,000 5.5% Yield  
775 Sq Ft

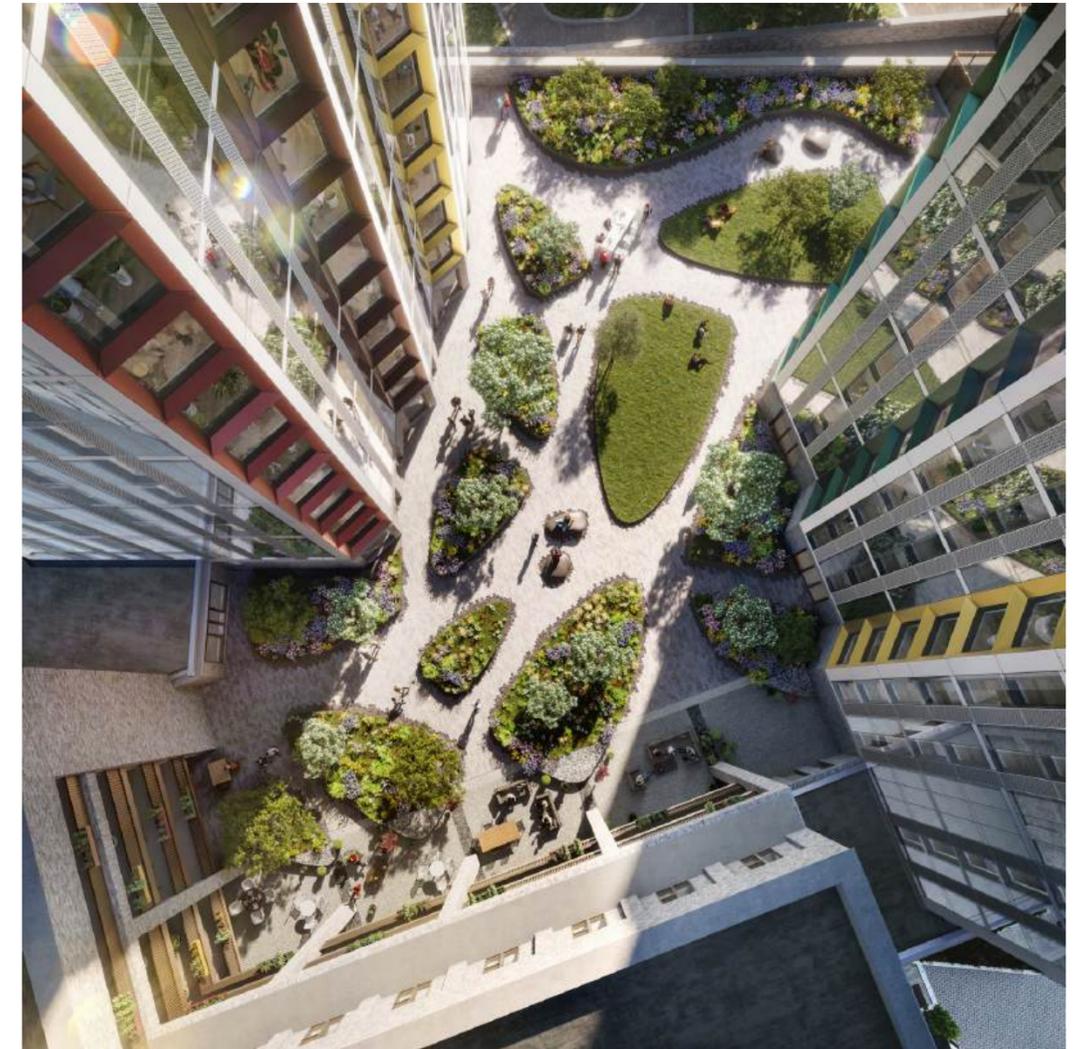
**TC-19-008 Floor 19:**  
£400,000 5.5% Yield  
775 Sq Ft

**TA-26-001 Floor 26:**  
£417,500 5.2% Yield  
772 Sq Ft

**TA-35-004 Floor 35:**  
£435,000 5% Yield  
944 Sq Ft

**3 Bed Apartments: 1 Unit Available**

**TA-26-002 Floor 24:**  
£514,080 5.9% Yield  
944 Sq Ft







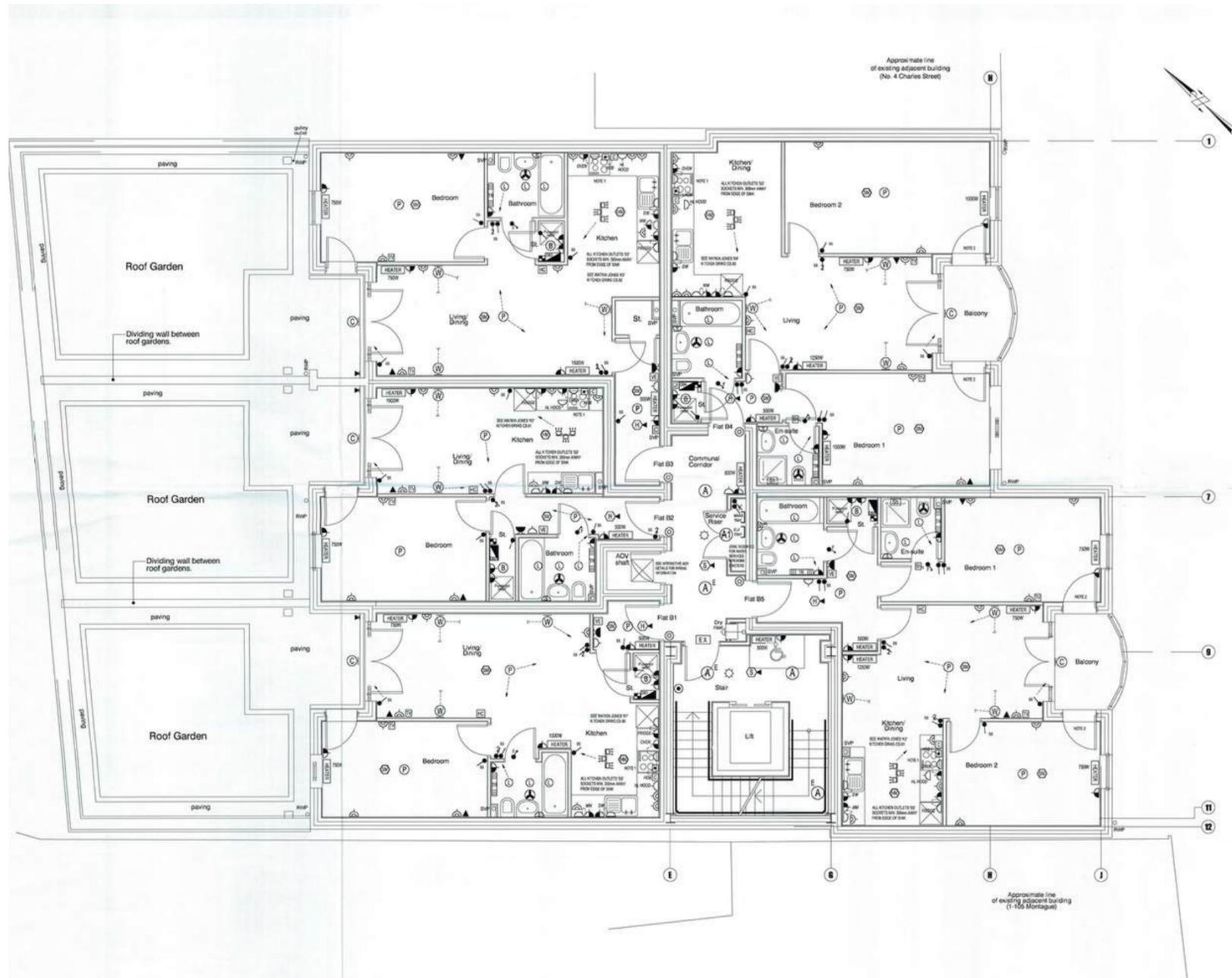
# THE LAUREATE

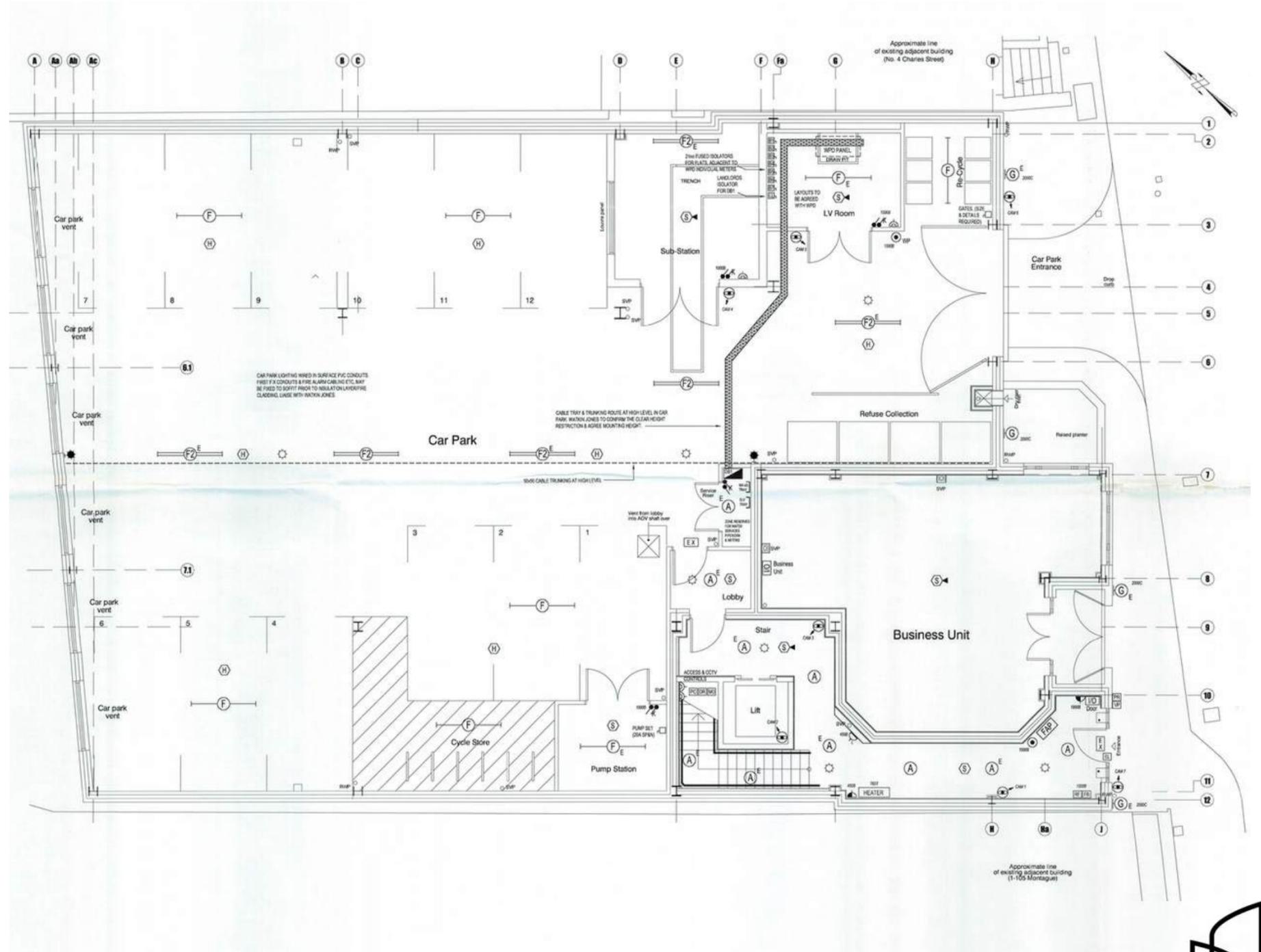
## Bristol

Just moments from Cabot Circus and Bristol University, The Laureate offers a rare opportunity to invest in one of the city's most high-demand postcodes. These high-spec, pre-tenanted apartments deliver strong net yields with consistent demand from students and professionals.

- Prices: From £265,000
- Yield: Up to 6.86%
- Finish: Modern, fully-furnished apartments with balconies
- Rental Demand: High demand from students and young professionals
- Location: Next to Cabot Circus, close to Bristol Temple Meads and Bristol Beacon
- **FREE LEGALS** on the first 5 completions









## 1 Bed Apartments: 9 Units Available

No Parking Available

### Apartment 1

£270,000 6.73% Yield  
538 Sq Ft (w Large Terrace)

### Apartment 2

£260,000 7.38% Yield  
553 Sq Ft (w Large Terrace)

### Apartment 3

£270,000 6.78% Yield  
579 Sq Ft (w Large Terrace)

### Apartment 6

£267,500 5.74% Yield  
538 Sq Ft

### Apartment 7

£245,000 6.43% Yield  
453 Sq Ft

### Apartment 8

£225,500 6.19% Yield  
579 Sq Ft

### Apartment 11

£255,000 5.98% Yield  
538 Sq Ft

### Apartment 12

£245,000 6.56% Yield  
453 Sq Ft

### Apartment 22

£260,000 6.48% Yield  
569 Sq Ft



## 2 Bed Apartments: 9 Units Available

Parking Included

### Apartment 4

£255,000 6.25% Yield  
774 Sq Ft (w Balcony)

### Apartment 5

£350,000 5.21% Yield  
735 Sq Ft (w Balcony)

### Apartment 9

£357,500 5.87% Yield  
774 Sq Ft (w Balcony)

### Apartment 10

£352,500 5.26% Yield  
735 Sq Ft (w Balcony)

### Apartment 14

£360,000 6.13% Yield  
774 Sq Ft (w Balcony)

### Apartment 15

£355,000 5.75% Yield  
735 Sq Ft (w Balcony)

### Apartment 16

£367,500 6.2% Yield  
793 Sq Ft (w Balcony)

### Apartment 17

£362,500 5.46% Yield  
772Sq Ft (w Large Balcony)

### Apartment 18

£352,500 6.3% Yield  
712 Sq Ft (w Large Balcony)





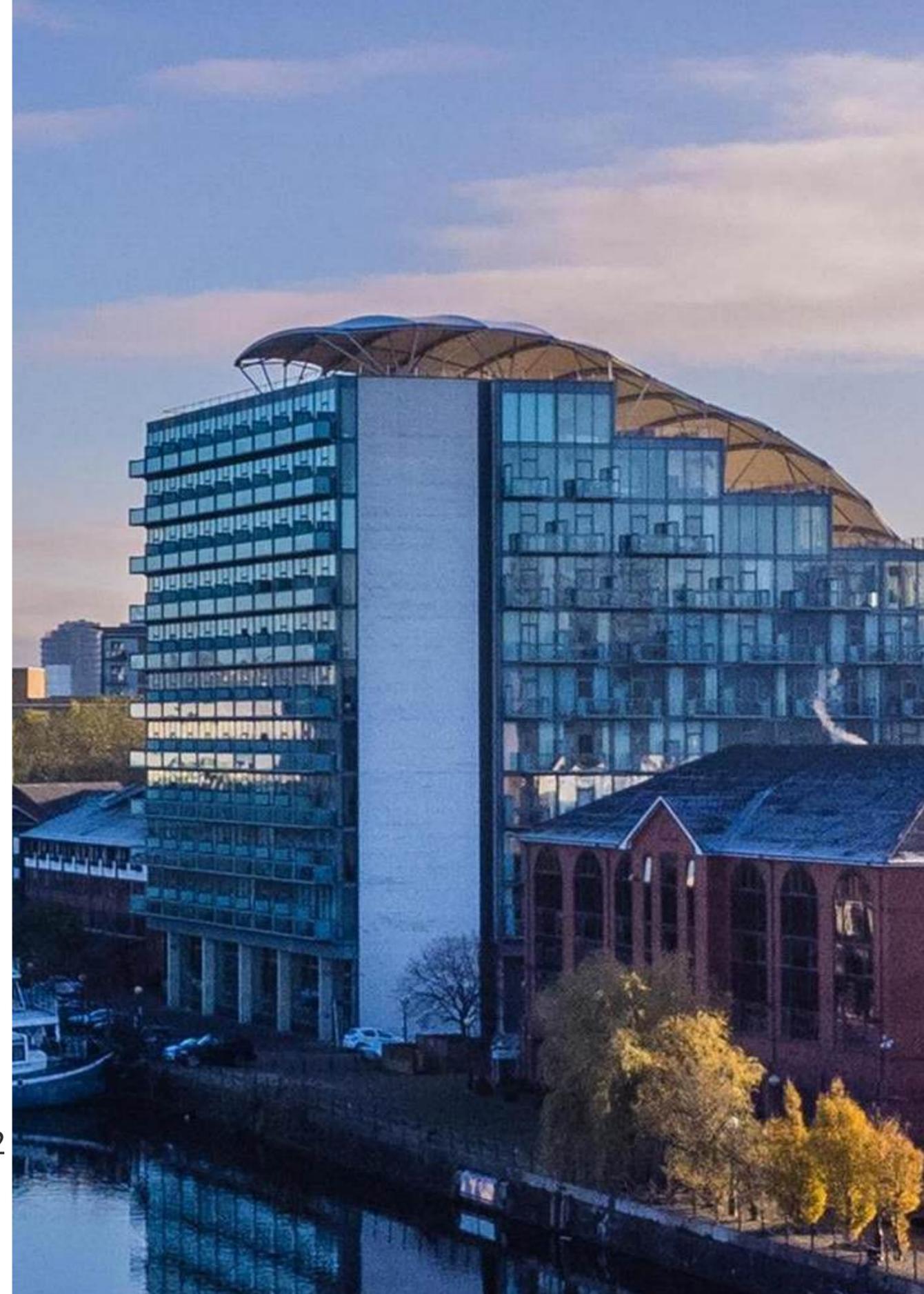
# ABITO

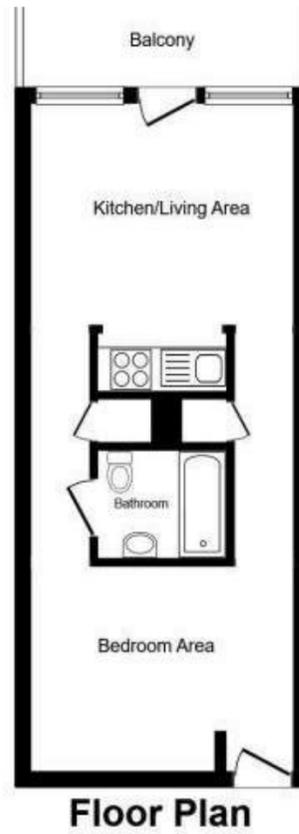
## Salford Quays

Located in the heart of Salford Quays, this fully tenanted and professionally managed apartment offers a 9% Gross yield at a £107,500 price point, delivering £825 in monthly rent.

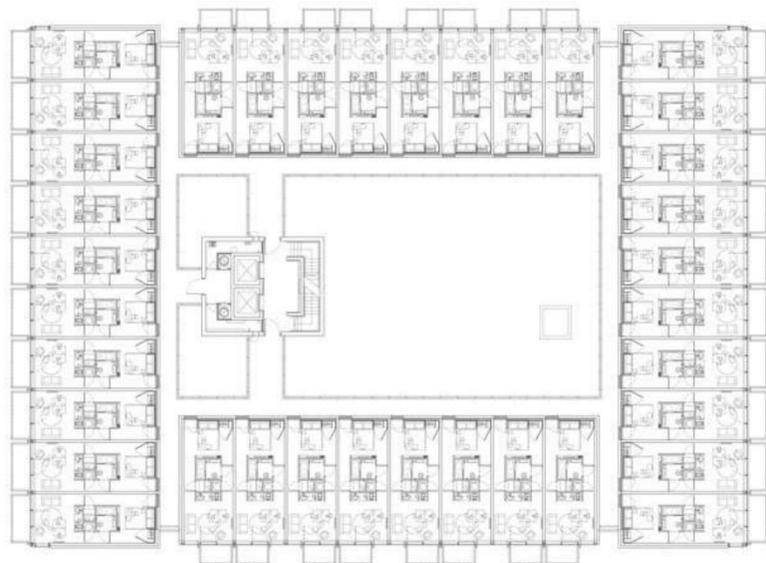
With its strong rental demand, ongoing regeneration, and excellent transport links, this property presents a hands-off investment opportunity in one of the UK's most dynamic markets.

- Prime location near MediaCity and major employers in tech, media, and finance
- Part of a high-performing rental market with proven tenant demand
- Immediate rental income from day one
- Backed by long-term growth potential as Manchester continues to expand
- Competitive entry price compared to central Manchester properties
- Benefit from ongoing regeneration, including billions invested in MediaCity Phase 2 and transport upgrades





Total floor area 33.0 sq. m. (355 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property.





## **Studio Apartments: 2 Units Available**

### **Apartment 2.07**

£107,500 9.2% Gross Yield  
355 Sq Ft (River Facing)

### **Apartment 5.05**

£107,500 9.2% Gross Yield  
355 Sq Ft (River Facing)







# X1 TOWER 4

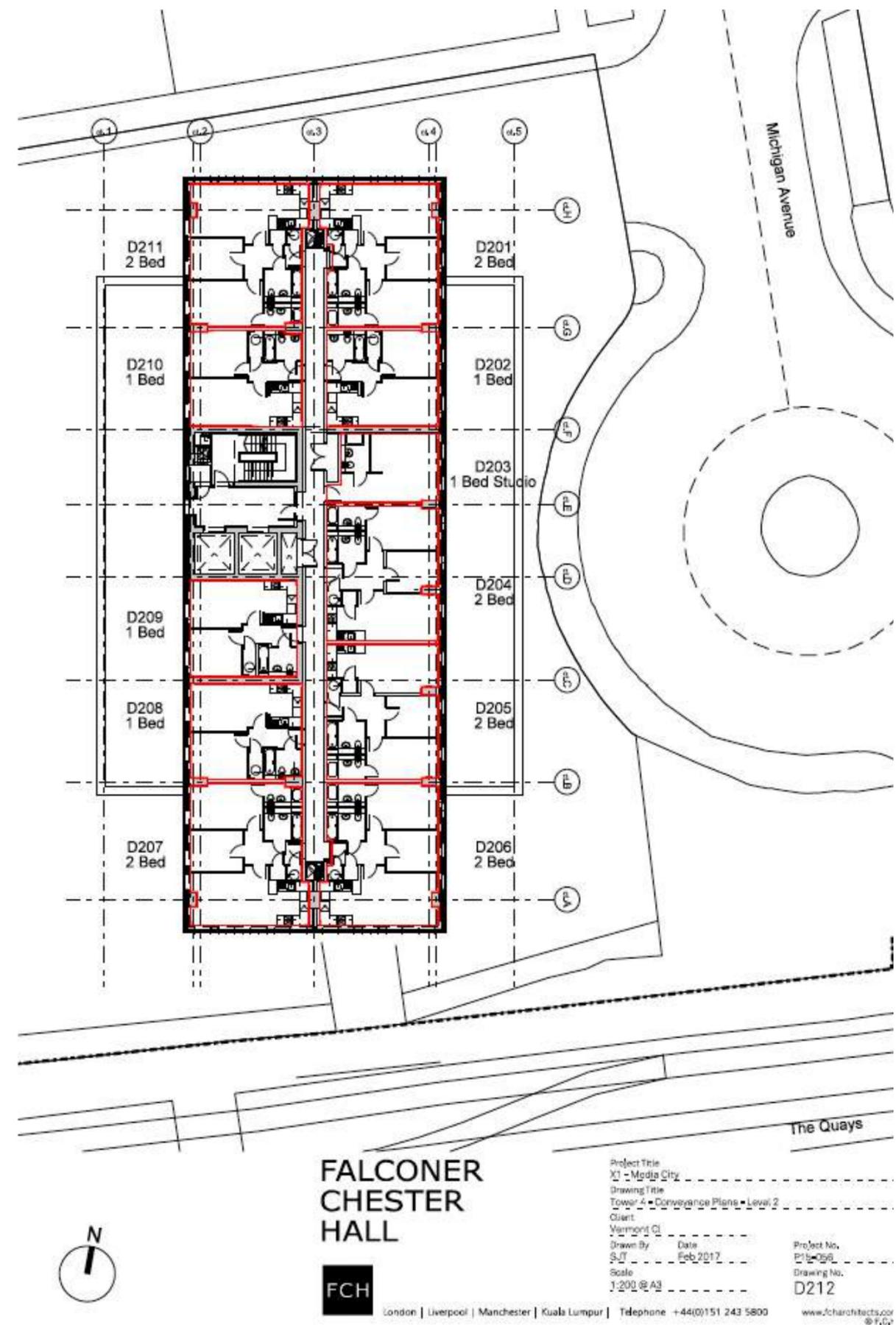
## Salford Quays Off Plan Investment

Located in the heart of MediaCityUK, X1 Media City offers a rare opportunity to invest in one of the **UK's most dynamic and high performing rental markets.**

With prices from **£144,995** and estimated **gross yields up to 6%**, this fully managed, **off plan**, development provides hands free ownership and consistent rental demand from professionals and students alike.

- Studios from **£144,995**, one-bedroom from **£169,995**, two-bedroom from **£264,995**.
- **6% NET Yield Guaranteed for 5 years**
- Deposits from just **£50,748**.
- Includes **furniture pack**, and **£1,000 legal fee contribution (for 28-day exchange)**.
- Amenities: Gym, cinema room underground car parking (Available on selected units).
- Prime waterside location in the heart of MediaCityUK, Salford Quays.
- Surrounded by major employers including the BBC, ITV, and leading tech firms.
- Strong professional and student rental demand year-round.
- Thriving lifestyle hub with shops, gyms, restaurants, and bars nearby.
- Suitable for both short-term and long-term letting strategies.





## Studio Apartments: 8 Units Available

### Apartment D1203

£164,995 6% Net Yield Guaranteed for 5 Years  
290 Sq Ft

### Apartment D203

£144,995 6% Net Yield Guaranteed for 5 Years  
553 Sq Ft

### Apartment D303

£154,995 6% Net Yield Guaranteed for 5 Years  
579 Sq Ft

### Apartment D403

£154,995 6% Net Yield Guaranteed for 5 Years  
538 Sq Ft

### Apartment D1003

£164,995 6% Net Yield Guaranteed for 5 Years  
453 Sq Ft

### Apartment D2303

£169,995 6% Net Yield Guaranteed for 5 Years  
579 Sq Ft

### Apartment D2403

£169,995 6% Net Yield Guaranteed for 5 Years  
538 Sq Ft

### Apartment D2503

£169,995 6% Net Yield Guaranteed for 5 Years  
453 Sq Ft

## 1 Bed Apartments: 25 Units Available

### Apartment D308

£169,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D402

£174,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D408

£174,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D502

£174,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D609

£184,995 6% Net Yield Guaranteed for 5 Years  
420 Sq Ft

### Apartment D809

£189,995 6% Net Yield Guaranteed for 5 Years  
420 Sq Ft

### Apartment D1008

£189,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1208

£189,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1309

£224,995 6% Net Yield Guaranteed for 5 Years  
420 Sq Ft

### Apartment D1410

£189,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1502

£189,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1602

£194,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1802

£194,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1902

£194,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D1909

£199,995 6% Net Yield Guaranteed for 5 Years  
420 Sq Ft

### Apartment D1910

£199,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2108

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2202

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2310

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2408

£225,500 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2409

£204,995 6% Net Yield Guaranteed for 5 Years  
420 Sq Ft

### Apartment D2508

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2510

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2602

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

### Apartment D2608

£204,995 6% Net Yield Guaranteed for 5 Years  
441 Sq Ft

## 2 Bed Apartments: 19 Units Available

### Apartment D207

£264,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D305

£264,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D404

£264,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D501

£269,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D604

£269,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D705

£274,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D1001

£284,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D1301

£284,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D1804

£289,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D2001

£289,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D2004

£289,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D2305

£294,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D2311

£294,995 6% Net Yield Guaranteed for 5 Years  
667 Sq Ft

### Apartment D2401

£299,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D2407

£304,995 6% Net Yield Guaranteed for 5 Years  
678 Sq Ft

### Apartment D2411

£299,995 6% Net Yield Guaranteed for 5 Years  
667 Sq Ft

### Apartment D2504

£299,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft

### Apartment D2511

£299,995 6% Net Yield Guaranteed for 5 Years  
667 Sq Ft

### Apartment D2604

£299,995 6% Net Yield Guaranteed for 5 Years  
635 Sq Ft







# X1 TRAFFORD WATERS

**Tower B and Medowside Towers**

**Manchester**

**Off Plan Investment**

Prime Regeneration Zone: Part of Peel Waters' multi-billion-pound vision transforming the Manchester Ship Canal corridor into a vibrant waterfront community.

With prices from **£198,000 with 6% NET yield guaranteed for 5 years.**

- Location: TraffordCity, Greater Manchester part of the 53-acre Trafford Waters regeneration.
- 2 mins to Trafford Centre, 5 mins to MediaCityUK & Old Trafford, 10 mins to Manchester City Centre.
- Completion: Q2 2027.
- Developer: X1 Developments.
- Apartments: 95 one, two, and three-bed units (459–989 sq ft).
- Modern finishes and **free furniture package.**
- Includes 5-year rent assurance, furniture pack, and £1,000 legal fee contribution (for 28-day exchange).





**1 Bed Apartments: 7 Units Available (Medowside)\***

**Apartment A7.08TW 7<sup>th</sup> Floor (Medowside)**  
£242,334 6-7% Net Yield Guaranteed for 5 Years  
506Sq Ft

**Apartment A3.08TW 3rd Floor (Medowside)**  
£237,275 6-7% Net Yield Guaranteed for 5 Years  
506Sq Ft



**2 Bed Apartments: 29 Units Available (Tower B)\*  
75 Units Available (Medowside)\***

**Apartment B11.09TW 11th Floor (Tower B)**  
£299,426 6-7% Net Yield Guaranteed for 5 Years  
687 Sq Ft

**Apartment A7.09TW 7<sup>th</sup> Floor (Medowside)**  
£328,584 6-7% Net Yield Guaranteed for 5 Years  
693Sq Ft



**3 Bed Apartments: 3 Units Available (Tower B)\*  
4 Units Available (Medowside)\***

**Apartment B1.01TW 1<sup>st</sup> Floor (Tower B)**  
£379,847 6-7% Net Yield Guaranteed for 5 Years  
863 Sq Ft

**Apartment A03TW Ground Floor (Medowside)**  
£362,323 6-7% Net Yield Guaranteed for 5 Years  
805 Sq Ft

*\*Full unit list available on request*





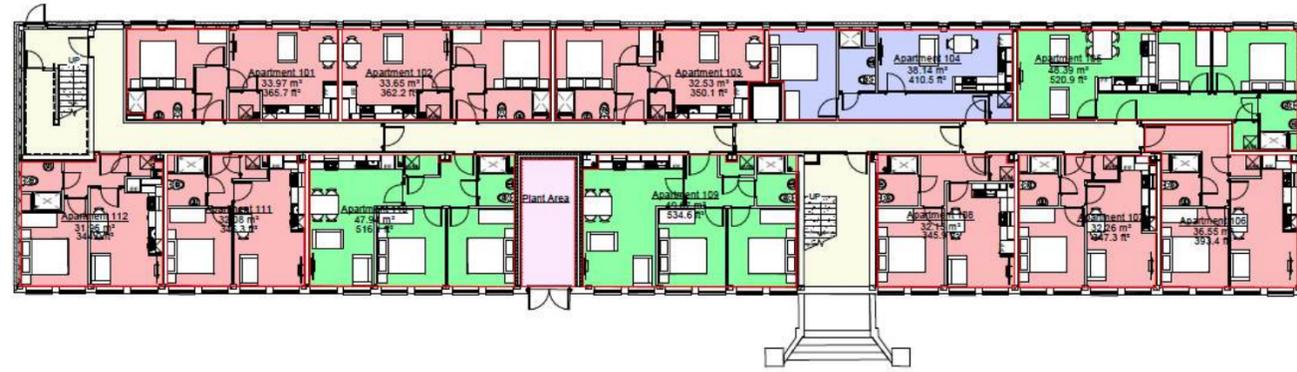
# THE SPRINGS

## Halifax

Located in the heart of Halifax, The Springs offers an exceptional opportunity for investors seeking strong returns and long term growth. This modern conversion delivers yields over 9% and an ROI exceeding 16%, combining affordability, high demand, and short-term let approval in one of the North's fastest-growing property markets.

- Prices from just £115,275, excellent value in a thriving area
- Furniture and parking included, ready for immediate letting
- Approved for short term rentals, ideal for Airbnb or serviced accommodation
- Modern, high quality conversion in an established investment hotspot
- House prices up 28.2% over the past five years
- Strong local demand from professionals and short stay visitors year round
- Convenient transport links and major ongoing regeneration supporting growth

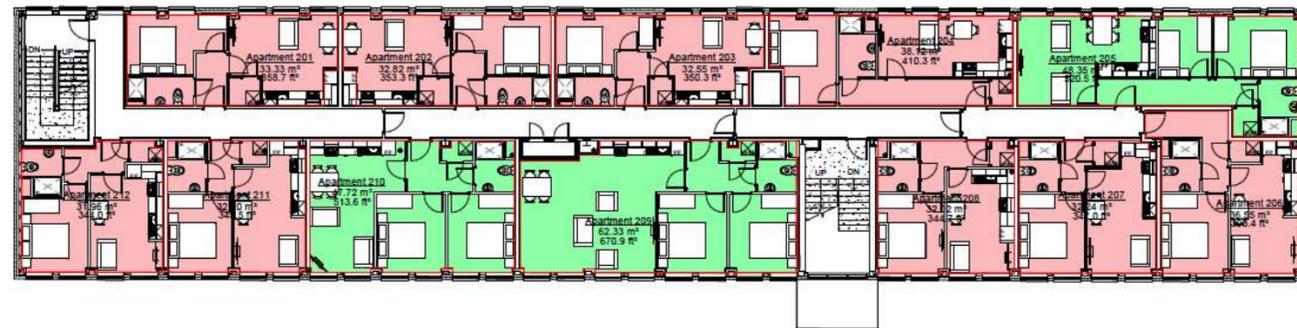




Ground Floor GIA Plan  
1:100

Apartment Types

- 1 Bed
- 1 Bed Studio
- 2 Bed
- BOH
- Circulation



First Floor GIA Plan  
1:100



Second Floor GIA Plan  
1:100

Apartment Types

- 1 Bed
- 2 Bed
- Circulation

1. Do not scale drawings. If in doubt contact DMS Architecture Ltd.
2. All drawings are subject to change without notice.
3. Not for construction unless stated otherwise.
4. Other drawings and specifications shall be read in conjunction with the contract documents.
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NOTES

Area Schedule (Rentable)

Name	Area	Apartment Type
Apartment 101	34 m <sup>2</sup>	1 Bed
Apartment 102	34 m <sup>2</sup>	1 Bed
Apartment 103	33 m <sup>2</sup>	1 Bed
Apartment 104	38 m <sup>2</sup>	1 Bed Studio
Apartment 105	48 m <sup>2</sup>	2 Bed
Apartment 106	37 m <sup>2</sup>	1 Bed
Apartment 107	32 m <sup>2</sup>	1 Bed
Apartment 108	32 m <sup>2</sup>	1 Bed
Apartment 109	50 m <sup>2</sup>	2 Bed
Apartment 110	48 m <sup>2</sup>	2 Bed
Apartment 111	32 m <sup>2</sup>	1 Bed
Apartment 112	32 m <sup>2</sup>	1 Bed
Apartment 201	33 m <sup>2</sup>	1 Bed
Apartment 202	33 m <sup>2</sup>	1 Bed
Apartment 203	33 m <sup>2</sup>	1 Bed
Apartment 204	38 m <sup>2</sup>	1 Bed
Apartment 205	48 m <sup>2</sup>	2 Bed
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Apartment 207	32 m <sup>2</sup>	1 Bed
Apartment 208	32 m <sup>2</sup>	1 Bed
Apartment 209	62 m <sup>2</sup>	2 Bed
Apartment 210	48 m <sup>2</sup>	2 Bed
Apartment 211	32 m <sup>2</sup>	1 Bed
Apartment 212	32 m <sup>2</sup>	1 Bed
Apartment 301	34 m <sup>2</sup>	1 Bed
Apartment 302	34 m <sup>2</sup>	1 Bed
Apartment 303	33 m <sup>2</sup>	1 Bed
Apartment 304	38 m <sup>2</sup>	1 Bed
Apartment 305	48 m <sup>2</sup>	2 Bed
Apartment 306	37 m <sup>2</sup>	1 Bed
Apartment 307	32 m <sup>2</sup>	1 Bed
Apartment 308	32 m <sup>2</sup>	1 Bed
Apartment 309	63 m <sup>2</sup>	2 Bed
Apartment 310	48 m <sup>2</sup>	2 Bed
Apartment 311	32 m <sup>2</sup>	1 Bed
Apartment 312	32 m <sup>2</sup>	1 Bed
Grand total:	36 1372 m <sup>2</sup>	

NOTES

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Name	Area	Apartment Type
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Apartment 108	32 m <sup>2</sup>	1 Bed
Apartment 109	50 m <sup>2</sup>	2 Bed
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Apartment 111	32 m <sup>2</sup>	1 Bed
Apartment 112	32 m <sup>2</sup>	1 Bed
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Apartment 307	32 m <sup>2</sup>	1 Bed
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Apartment 312	32 m <sup>2</sup>	1 Bed
Grand total:	36 1372 m <sup>2</sup>	

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REV DATE DESCRIPTION

**DMS**  
ARCHITECTURE  
THE OLD POST OFFICE, 288 ROFRIGATE  
PONTFRAC, WYS 1LY  
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PROJECT  
Spring Hall Lane, Halifax

TITLE  
Ground / First Floor Apartment Areas Plans

STAGE  
Feasibility

SCALE DATE





## 1 Bed Apartments: 6 Units Available

### Apartment 304

£120,275 9.57% Yield  
411 Sq Ft

### Apartment 306

£115,275 9.98% Yield  
395 Sq Ft

### Apartment 307

£115,275 9.98% Yield  
347 Sq Ft

### Apartment 308

£115,275 9.98% Yield  
345 Sq Ft

### Apartment 311

£115,275 9.98% Yield  
346 Sq Ft

### Apartment 312

£115,275 9.98% Yield  
345 Sq Ft

## 2 Bed Apartments: 3 Units Available

### Apartment 105

£255,000 9.13% Yield  
521 Sq Ft

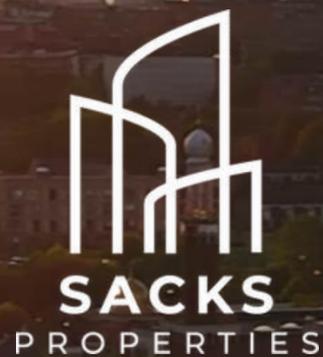
### Apartment 205

£350,000 9.13% Yield  
521 Sq Ft

### Apartment 305

£357,500 8.79% Yield  
521 Sq Ft





# GET IN TOUCH



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