

## FINAL AVAILABILITY SOON TO BE SOLD OUT



### A WATERSIDE VISION MADE REAL.

**BUILT ON THE BANKS OF THE RIVER TRENT AND WITHIN EASY REACH OF WEST BRIDGFORD AND NOTTINGHAM CITY CENTRE, TRENT BRIDGE QUAYS IS A CONTEMPORARY DEVELOPMENT OF 95 DESIRABLE HOMES AND APARTMENTS.**

- Prime Waterfront Location.
- The architecture is distinctive with an urban edge.
- The superior design is a mix of the artistic and the artisan.

- Mix of 1, 2 & 3 bed apartments & 4-bed townhouses.
- Unapologetic craft and quality at every touchpoint.
- Trent Bridge Quays is a lifestyle that's designed round you.



No longer the choice of the privileged few, waterfront living means space, freedom and privacy. It's all about mind, body and soul - the perfect antidote to a busy city life.

A unique location that's at the vanguard of a new wave of investment and regeneration that will build on and expand the great success story of Nottingham.

It brings together everything that's best. Inside and out, local and regional, classic and contemporary.

Interconnecting green spaces, a rich textured neighbourhood of shops, cafés, bars and restaurants all within easy reach.

It's a neighbourhood forging the way for a new chapter in Nottingham's history.

### KEY FACTS

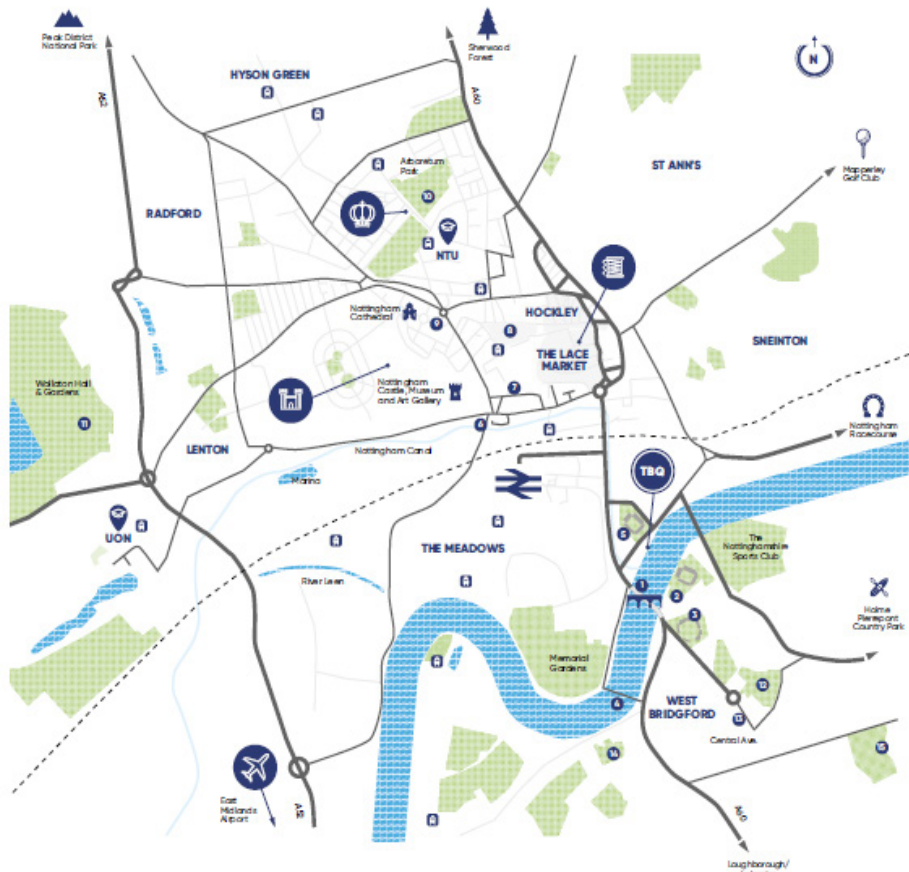
<b>Developer:</b>	Elevate Property Group (TRENT BRIDGE QUAYS LIMITED)
<b>Address:</b>	MeadowLane, Nottingham NG2 3HR
<b>Estimated Completion:</b>	Completed Development
<b>Total nb. of Units:</b>	95 units available
<b>Tenure:</b>	250 years leasehold
<b>Estimated Service Charge:</b>	£1.5 psf p.a. est.
<b>Ground Rent:</b>	Zero
<b>Expected Yield:</b>	circa 5.3% gross
<b>Building Warranty:</b>	10 years build warranty
<b>Furniture Pack:</b>	Available



# TRENT BRIDGE QUAYS NOTTINGHAM



## ON YOUR DOORSTEP



- Trent Bridge Quays
- Trent Bridge Cricket Ground
- Nottingham Forest Football Club
- Trent Bridge Cricket Ground
- Wilford Bridge
- Notts County Football Club
- Castle Wharf Canalside
  - bars, restaurants, cafés
- Nottingham Contemporary
- Old Market Square
  - shops, bars, restaurants, cafés
- Nottingham Playhouse
- Nottingham Arboretum
- Wollaton Hall
  - golf course, deer park, natural history museum
- Briggford Park
- Central Avenue
  - shops, bars, restaurants, cafés
- West Bridgford Tennis Club
- West Bridgford Sports Club / RFC
- The Lace Market/Hockley Area
  - bars, restaurants, cafés, designer stores, art galleries
- The Royal Area
  - arboretum, cemetery, universities, schools, recreation/playing fields
- The Castle Area
  - Nottingham Cathedral, Nottingham Castle Museum and Art Gallery
- Nottingham Trent University (NTU)
- University of Nottingham (UON)
- Nottingham Station
- Tram Stops
- East Midlands Airport
- Nottingham Racecourse
- Peak District National Park
- Sherwood Forest



If you enjoy walking and cycling, there's plenty to explore close to home, from boutique shops and galleries to fantastic, lush green spaces.



With an abundance of road, rail and air transport links easily accessed close by, you're always at the centre of things at Trent Bridge Quays.



Minutes from TBQ

Trent Bridge Cricket Ground  
The Lace Market  
Nottingham Contemporary  
Nottingham Station

11  
22  
21  
15



Minutes from TBQ

Old Market Square  
Nottingham Trent University  
Nottingham Forest Football Club  
Wollaton Hall

9  
12  
4  
21



Minutes from TBQ

University of Nottingham  
intu Victoria Centre  
Nottingham Playhouse  
Canal House

11  
8  
9  
5



Minutes from TBQ

Hockley  
The Cornerhouse  
Flying Horse Walk  
Pitcher & Piano

15  
14  
14  
13



# TRENT BRIDGE QUAYS NOTTINGHAM



## LOCAL AREA

A glance across the river from Trent Bridge Quays and what will you see? One of the top ten best places to live in the United Kingdom right now?

Yes. Right there. West Bridgford's the most sought after residential suburb of Nottingham and from Trent Bridge Quays you can indulge in all the good things that make West Bridgford such a desirable place to live.

With a proud victorian heritage and a villagey feel, it attracts professionals, couples and families looking for a premium location that delivers a quality lifestyle. Add excellent local schools to the mix and you know you're onto a winner.

Capital values in West Bridgford have increased significantly over the past 24 months with premiums being paid for waterfront properties. Just one of the many reasons why Trent Bridge Quays is such an attractive investment, both in the short and long term.

A world away from the hustle and bustle of the city centre West Bridgford is home to a sophisticated array of coffee shops, delis, independent retailers and tasteful eateries and brasseries. On sunny days there's a real continental vibe about the place - it's the very definition of gentrified.

Since 1838, it's been home to the Trent Bridge cricket ground - possibly the finest test cricket location in the world? We'll let you decide. The sport of gentlemen, not your thing? No problem. There's a wealth of facilities and venues to discover from football (Nottingham Forest, Notts County) to watersports (National Watersports Centre), rowing, rugby (Nottingham RFC), hockey and ice hockey (Nottingham Panthers and National Ice Arena).



## WHY INVEST IN NOTTINGHAM

As the financial epicentre of the East Midlands, Nottingham continues to grow and reposition itself into a major regional city with an enhanced national and international profile.

The city's culture and awareness has matured in popularity over recent years as it continues to offer the best in education, employment and lifestyle within the region. Be it the world-famous universities, top employers, award-winning parks or fantastic food & beverage and retail, Nottingham has something for everyone.

Affording easy access to North-South connections via the M1 and A1, 77% of the UK population are within an hour's drive while rail connections put London St. Pancras just 1 hour 40 minutes away. HS2 is set to further enhance connectivity, bringing the rest of the UK in closer reach.

## 5 REASONS TO INVEST YOUR FUTURE HERE

01

### The thriving heart of the East Midlands

Nottingham city has a population of 305,700 (2011 Census) a £12.1 billion economy, and is regarded as the principal financial and commercial centre of the East Midlands.

03

### An educated community

The University of Nottingham and Nottingham Trent University are two world-leading universities with 60,000 students giving Nottingham a strong talent pool and 1.1 million people in its recruitment area.

02

### A well-connected central location

Its central location enables more than 20 million people to travel to the city within two hours. The M1 motorway is close by, with access to major cities to the north and south: London can be reached in 99 minutes, almost every UK region in two hours, and mainland Europe in four. One of the UK's main freight and passenger airports is on the doorstep, flying to 90 international destinations, plus access within an hour to three further airports.

04

### A commercial hub of success

Global companies like E.ON, Walgreens Boots Alliance, Speedo, Experian, Paul Smith and Changan are all thriving in the city. Over 50 regional and national companies have chosen Nottingham as their headquarters, with this number continuing to grow.

05

### An enviable quality of life

From culture, shopping and dining out to historic buildings and beautiful countryside, Nottingham is a sought-after location for working and living.

## ECONOMY

### 7th Largest Economy

Nottingham's metropolitan economy is the seventh-largest in the United Kingdom with a GDP of £24.9 billion and growing at a rate of 1.7%, outperforming Birmingham, Liverpool and Sheffield. Regarded as the principal financial and commercial centre of the East Midlands.



Over 50 regional and national companies including Boots, Capital One and Eon have chosen Nottingham as their HQ.

### 14.8% Growth

Nottingham's economy is projected to grow by 14.8% by 2027



Currently under construction is a £2 billion redevelopment of the city centre's Southside. The project comprises a City Hub college campus, Grade A office space, and a refurbished shopping complex, as well as the redevelopment of the central library and bus station.



Nottingham has access to a workforce of 1.1m

### 2.1% Expansion

Nottingham is forecast to expand by 2.1% per year between 2020 and 2023, outperforming the regional average (1.6%). Employment in the city is expected to grow at an average rate of 0.9% per year



# TRENT BRIDGE QUAYS NOTTINGHAM



## CONNECTIVITY



Easy access to North-South connections via the M1 and A1, and 77% of the UK population within an hour's drive make it easy for businesses to serve a wide range of customers. Rail connections put London St Pancras just 1 hour 40 minutes away.



HS2 – Toton interchange (7.5 miles from the city centre) to reduce travel times to London Euston to 52 minutes.



£1 billion has already been invested in the city's infrastructure, including one of the greenest bus networks in the UK and light rail trams for congestion-free commuting and transportation throughout the city.



East Midlands Airport – Located 14 miles south west of the city centre, travelling to 76 destinations.



**TRENT BRIDGE QUAYS PHASE 2 COMING SOON**

**A STYLISH RANGE OF SPACIOUS 1, 2 & 3-BEDROOM APARTMENTS**





RIVERFRONT DUPLEX LAYOUT



TOWNHOUSE EXTERIOR







# TRENT BRIDGE QUAYS NOTTINGHAM

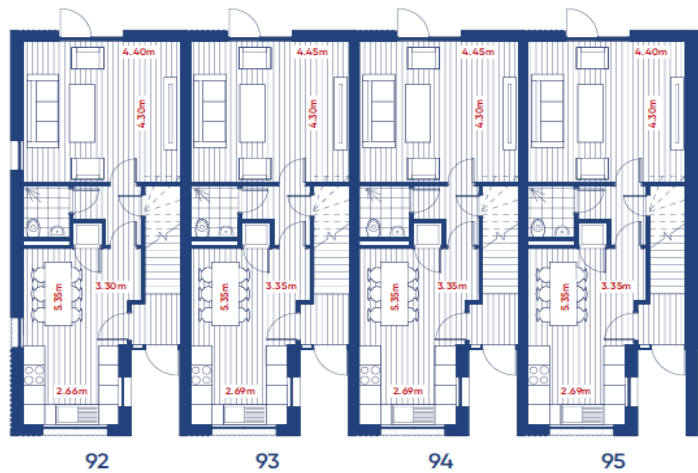


## FLOOR PLANS: BLOCK B6 TOWNHOUSES 87-90

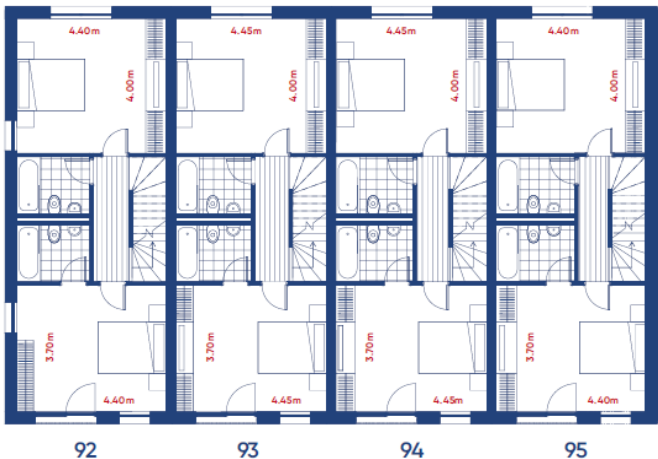
### FRONT ELEVATION



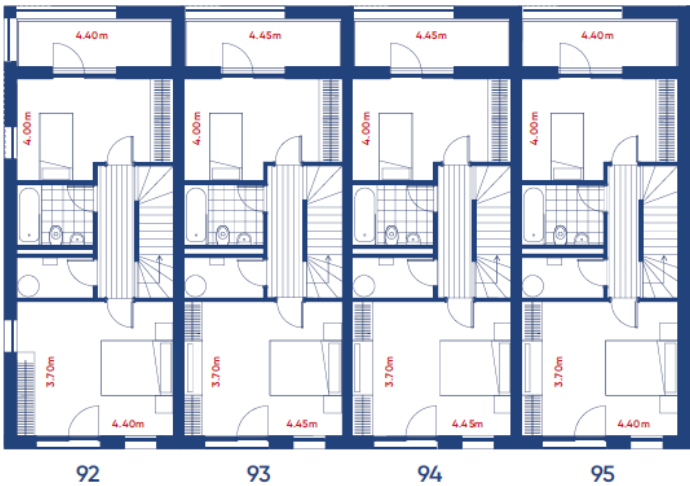
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



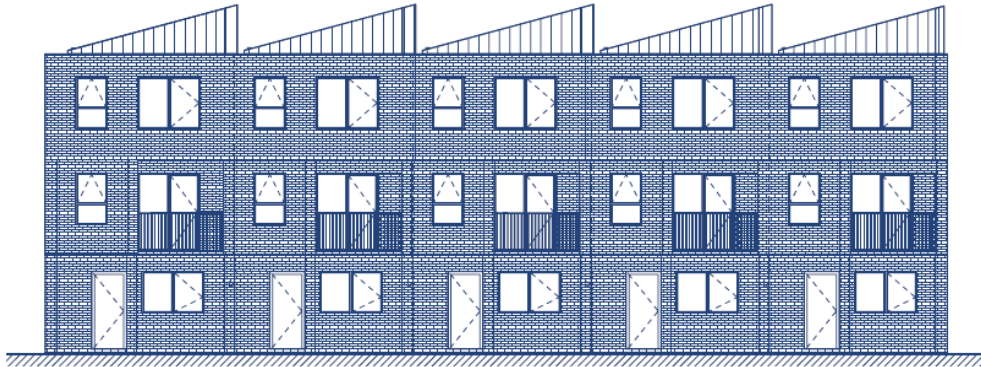
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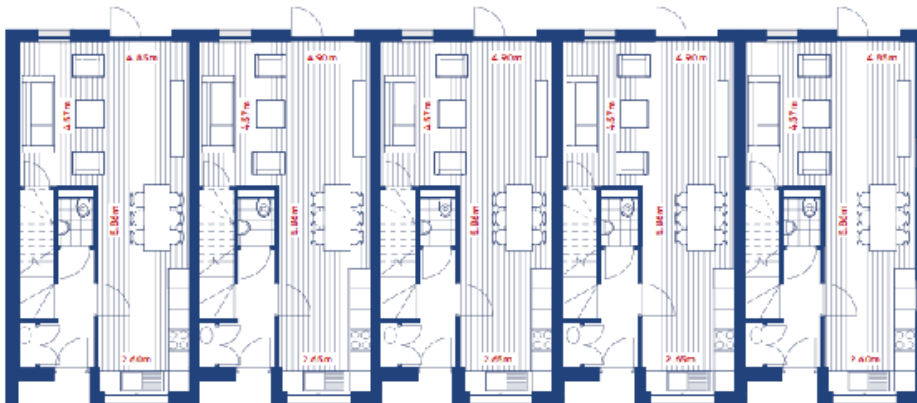
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GLOBAL

## FLOOR PLANS: BLOCK B7 TOWNHOUSES 91-95

### FRONT ELEVATION



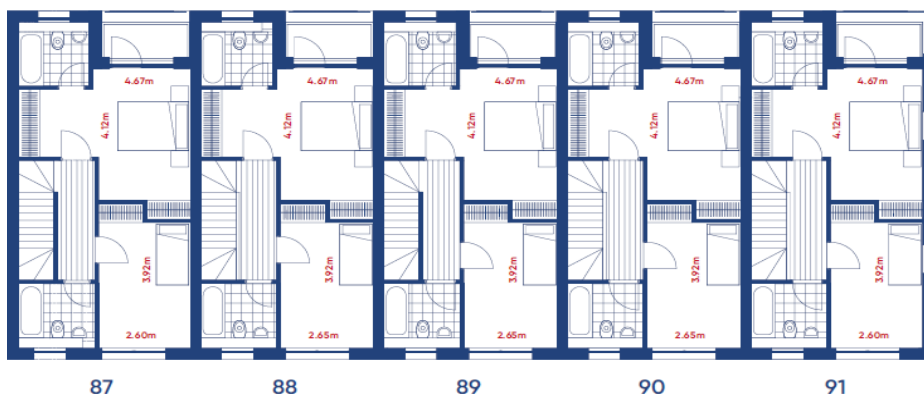
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR

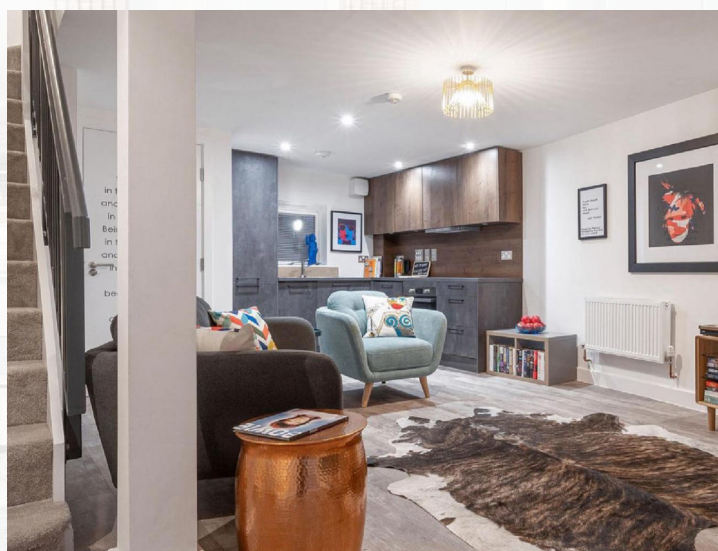
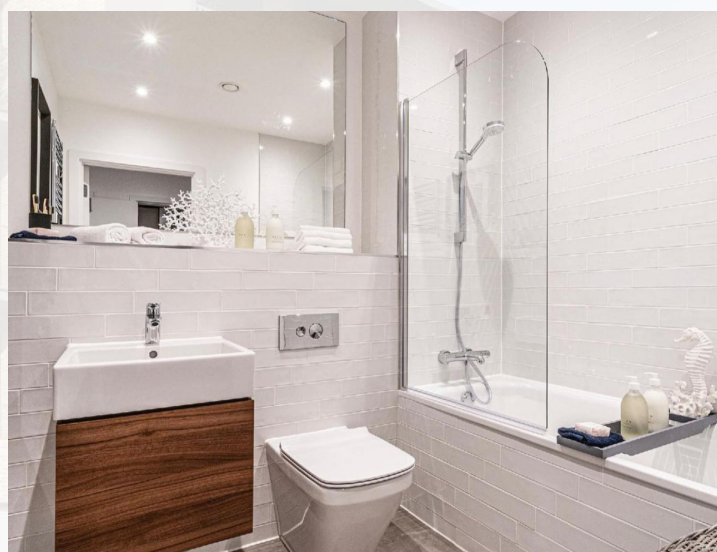




# TRENT BRIDGE QUAYS NOTTINGHAM



## DEVELOPMENT VIEWS





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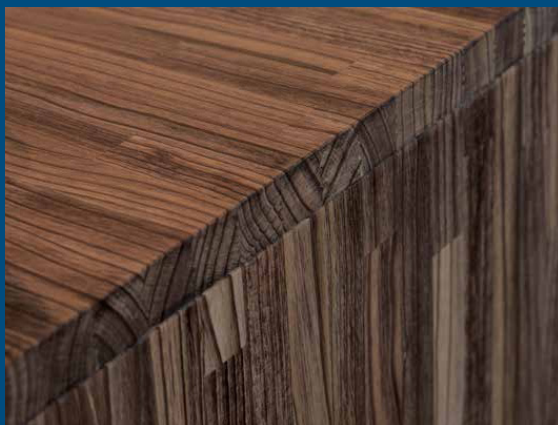


## DEVELOPMENT VIEWS





## AMENITIES & SPECIFICATIONS



## SERVICES

All mains services connected.

## HEATING & HOT WATER

Gas heating provided via a central plant boiler system and metered in every apartment via a heat exchange unit.

## ELECTRICAL

Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout available on request.

## KITCHEN

Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. Includes electric cooker hob and extractor, built-in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.

## SANITARYWARE

Duravit sanitaryware and Hansgrabe brassware, mains pressure hot water, shower tray and screen in 1beds, addition of a bath in 2 beds.

## DOORS

Contemporary doors throughout including brushed stainless steel ironmongery, fire-rated doors where applicable.

## FLOORING

Carpets in bedrooms and laminate throughout other than in wet areas.

## CERAMIC TILING

Porcelonasa tiles to bathroom floors and part tiled walls in wet areas.

## TV DISTRIBUTION

Digital aerial and signal distribution to TV point in each apartment.

## DOOR ENTRY

Keypad entry with intercom access from apartments.

## DECORATION

White emulsion paint to all plastered walls and ceilings.



## RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

Simultaneous Exchange and Completion

## LEGAL INFORMATION

**brownejacobson**

### **VENDOR'S SOLICITOR**

Browne Jacobson  
Simon Brooks  
Senior Associate  
T: +44 (0)121 237 4574  
M: +44 (0)7900 160540  
W: <https://www.brownejacobson.com>



### **RECOMMENDED BUYER'S SOLICITOR**

Blakewells Solicitors  
T: +44 (0) 208 522 4400  
E: [asif.choudhury@blakewells.co.uk](mailto:asif.choudhury@blakewells.co.uk)

## LETTINGS AND MANAGEMENT



### **REDSTONE PROPERTY PORTFOLIO MANAGEMENT**

Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324  
E: [lettings@redstoneproperty.co.uk](mailto:lettings@redstoneproperty.co.uk)

## FINAL REMAINING AVAILABILITY LIST

Floor (Block)	Unit	Type	Aspect	Sq.Ft	£ PSF	New Price	Old Price	Savings	Gross Yield
Gr&Mez (B2)	16	2 Bed Duplex - mid w/ terrace	Canal / River View	1580	440	£695,000	(NEW LISTING)		4.75%
3/4 (B3)	50	3 Bed Duplex w/ terrace	River Front	1356	461	£625,000	(NEW LISTING)		5.28%
3/4 (B4)	64	3 Bed Duplex w/ terrace	River Front	1356	479	£650,000	(NEW LISTING)		5.08%
Gr&Mez (B5)	67	2 Bed Duplex w/ terrace	River View - rear right	1216	329	£399,950	£504,900	£104,950	5.45%
Gr&Mez (B5)	70	2 Bed Duplex w/ terrace	River Front	947	407	£385,000	£433,500	£48,500	5.49%
Gr&Mez (B5)	71	2 Bed Duplex w/ terrace	River Front	947	417	£395,000	£443,700	£48,700	5.51%
Gr&Mez (B5)	72	2 Bed Duplex w/ terrace	River View-rear left	947	385	£365,000	£413,100	£48,100	5.42%
1st (B5)	74	2 Bed	River View-rear right	872	396	£345,000	£357,000	£12,000	4.97%
2nd (B5)	80	2 Bed	River View-rear right	883	396	£350,000	£362,100	£12,100	4.90%
3rd (B5)	85	3 Bed w/ terrace	River Panoramic	1722	537	£925,000	£1,020,000	£95,000	5.71%
End Terrace (B7)	89	4 Bed House w/ garden, balcony	River Approach	1518	293	£445,000	£494,700	£49,700	5.93%
End Terrace (B7)	90	4 Bed House w/ garden, balcony	River Approach	1518	303	£460,000	£494,700	£34,700	5.74%
End Terrace (B7)	95	4 Bed House w/ garden, balcony	River Approach	1528	301	£460,000	£510,000	£50,000	5.74%

NB. All units include parking  
Townhouses are Freehold  
Zero Ground Rent & Zero Service Charge