



UK
Leeds

Lucent Square

FAST FACTS

DEVELOPER	Gold & Amber Properties
DEVELOPER WEBSITE	http://goldandamber.com/
ARCHITECT	Brewster Bye
ARCHITECT WEBSITE	www.brewsterbye.co.uk
TOTAL NUMBER OF UNITS	52 units
ESTIMATED COMPLETION DATE	31st March 2020
LEASE TERM	250 years
LOCATION	York Road, Leeds
PRICE RANGE	1-bed: £145,000-£165,000 1-bed + flexi: £160,00-£215,000 2-bed: £185,000-£251,000 *includes car parking where applicable
SIZES	1-bed: 537sqf-600sqf 1-bed + flexi: 623sqf-951sqf 2-bed: 691sqf-1092sqf
ESTIMATED SERVICE CHARGE	£1.28psf
GROUND RENT	0.1% of the property price and increases by reference to RPI on every 15th year review

IMPORTANT: this document is subject to the disclaimers and limitations on liability set out on the last page of this document. Please read this document in conjunction with those disclaimers and limitations.



Please note: prices and images are for information purposes only and are subject to change from time to time. Areas shown are approximate measurements.

You acknowledge that: (i) the information contained in this document and such other material issued in connection therewith (the "Content") are provided for information purposes only and will not be regarded as advice on securities or collective investment schemes or other financial or investment advice; (ii) the Content is not intended for the purpose of advice, dealing or trading in securities or collective investment schemes; (iii) the Content may include certain information taken from property surveys, stock exchanges and other sources from around the world; (iv) the Content is provided on an "as is" basis and by way of a summary and we do not guarantee the accuracy, completeness, or timeliness of the Content; (v) the Content may be subject to the terms and conditions of other agreements to which we are a party; (vi) none of the information contained in the Content constitutes a solicitation, offer, opinion, or recommendation by us to buy or sell any security, or provision of legal, tax, accounting, or investment advice or services regarding the profitability or suitability of any security or investment; (vii) you should not rely on the Content as the sole means of making any investment decision relating thereto and you should seek professional, independent and specific advice on any such investment decision; (viii) the property market is volatile and illiquid and property prices and rental yields may fluctuate widely or be affected by a broad range of risk factors; (ix) all plans and specifications in the Content are intended as a guide only and are subject to such variations, modifications and amendments as may be required by the relevant authorities or the relevant developer's consultants or architects; (x) all renderings and illustrations in the Content are artists' impressions only and all measurements are approximate subject to final survey and confirmation; (xi) the Content is not intended for use by, or distribution to, any person or entity in any jurisdiction or country where such use or distribution would be contrary to law or regulation; and (xii) the Content has not been authorised or approved by the Securities and Futures Commission of Hong Kong or any regulatory body of competent authority whether in Hong Kong or elsewhere.

Accordingly, you assume all responsibility and risk for reliance upon and the use of the Content and, we, our agents, directors, officers, employees, representatives, successors, and assigns expressly disclaim any and all responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly from: (i) the use of the Content, (ii) reliance on any information contained in the Content, (iii) any error, omission or inaccuracy in any such information including, without limitation, financial data, forecasts, analysis and trends, or (iv) any action or non-performance resulting from the foregoing. This exclusion clause shall take effect to the fullest extent permitted by applicable laws.

PROFESSIONAL ADVICE

Any statement contained in the Content is made on a general basis and we have not given any consideration to nor have we made any investigation of the investment objective, financial situation or particular need of any user or reader, any specific person or group of persons. You are advised to make your own assessment of the relevance, accuracy and adequacy of the information contained in the Content and conduct independent investigations as may be necessary or appropriate for the purpose of such assessment including the investment risks involved. You should consult an appropriate professional advisor for legal, tax, accounting, or investment advice specific to your situation, as to whether any governmental or other consents are required or if any formalities should be observed for the purposes of making such investments as are mentioned in the Content. If you are unsure about the meaning of any of the information contained in the Content, please consult your financial or other professional advisor.

THIRD PARTY REFERENCES

References to third party publications are provided for your information only. The content of these publications are issued by third parties. As such, we are not responsible for the accuracy of information contained in those publications, nor shall we be held liable for any loss or damage arising from or related to their use.