



**WATERFRONT  
LOCATION**

**WATERLOO HOUSE**

**35 X 1 BED APARTMENTS • 8 X 2 BEDS APARTMENTS • ALLOCATED PARKING  
SUPERIOR DESIGN & PLANNING • HIGH SPECIFICATION INTERIORS**

**FROM JUST  
£68,000**



**WATERLOO HOUSE**

**For Sale**

**NEW JOBS RISEN BY  
8.5% SINCE 2005**

**STOCKTON ON TEES**

**WATERLOO HOUSE**

**For Sale**

**DEVELOPMENT**

## Stockton On Tees, Durham, United Kingdom

Waterloo House is a collection of 43 apartments, ideally located to be close to all the amenities of the town and surrounding areas demonstrating a minimum of 8% Yield.

£25,000 - £30,000 below developers list price 35 X 1 BED APARTMENTS • 8 X 2 BEDS APARTMENTS • ALLOCATED PARKING • SUPERIOR DESIGN & PLANNING • HIGH SPECIFICATION

**INTERIORS** Purchase Process Once your unit(s) has been selected with the help of your property consultant, please complete the reservation agreement and return along with a copy of your passport, recent utility bill, and your deposit. The bank transfer details will be found on the reservation agreement. You are required to pay a reservation deposit. Once your Property Consultant has confirmed they have received your paperwork, you will need to instruct a solicitor. Your consultant will be on hand to help you with this should you require assistance, as we have a selection of recommended solicitors. Your solicitor will advise you of the paperwork they will require from you. Please return this promptly to reduce the risk of delays. Your solicitor will inform you when they have the date for exchange, providing you with an adequate notice period. At the time of exchange you will also be required to sign and return your contracts. If you are unable to do this due to your location your solicitor will be able to act as your Power of Attorney. Please note there is normally a small fee for this service. After you have exchanged contracts you will receive a welcome letter from the developer which will detail the future service they will provide and include all contact details. Your final payment will be due either on exchange of contracts or shortly afterwards. About the area: Stockton on Tees has seen a remarkable increase in investment over the past few years with more investment in the pipeline. The increase in investment has caused an escalation in employment. New jobs created within the area have risen by 8.5% since 2005; four times better than the average for the North East of England and twice that of the UK as a whole. The continuous investment and job creation coincides with a steady rise in population for Stockton on Tees. Rental demand is already high but the large scale investment in both the public and private sectors that we have recently seen are expected to continue even further. This is likely to boost employment prospects further still and with this comes the inevitable demand for more suitable accommodation for these workers. Stockton on Tees has seen investment from all areas. Amongst this investment nearly £190 million in funding has been allocated by the European Regional Development Fund and the European Social Fund. £12.5 million will be provided by the EU Youth Employment Initiative and a further £1.1 million from the European Agricultural Fund for Regional Development. This funding is focusing on technical innovation, improving business competitiveness, boosting skills and raising employment. Tees Valley Unlimited is a local enterprise partnership that covers Stockton and the surrounding area. Its main focus is to encourage economic development and employment. Since 2011 Tees Valley Unlimited has secured over £700 million of inward investment, safeguarded over 4,000 jobs and encouraged development of enterprise zones creating over 700 additional jobs. With this in mind it is no wonder demand for affordable accommodation has already risen by around 8%. Waterloo House is perfectly positioned to deliver on this demand. Less than a five minute walk away you will find Thornaby Railway Station or bus stop. Both of these provide quick and frequent services to the surrounding areas.

### CONVENIENCE: