



OLD
SCHOOL
COURT

A P A R T M E N T S

BUY-TO-LET

UP-TO

20%

*INCREASE IN
VALUATION*

JEPP INTERNATIONAL LTD
INTRODUCES 38 HISTORIC APARTMENTS

LEEDS LS12 2AE

J
JEPP
— BRINGS PROPERTY TO LIFE —



OLD SCHOOL COURT

APARTMENTS

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OUR HISTORIC APARTMENTS

INTRODUCING

Discover an exquisite ensemble of 38 premium residential apartments situated on the outskirts of Leeds city centre with individual car parking spaces.

Transforming Armley Park Court into a vibrant residential hub, we're proud to introduce 38 modern apartments ideally located on Armley Road, offering direct access to Leeds city centre. This rejuvenated development promises a seamless blend of contemporary living and urban convenience, providing residents with a comfortable and well-connected lifestyle.

Overview

38 residential apartments

A mix of 1, 2 & 3 bedroom units

Crafted for modern living

Convenience meets urban charm

THE LOCATION

The Old School Court apartments, formerly Armley Park Court, are conveniently located approximately 3 miles from Leeds City Centre, with excellent access to the M621 and M1 motorways.

Positioned on Armley Road, the apartments benefit from straightforward access to a range of transportation links and amenities, making it an ideal choice for residents seeking convenience and connectivity.

THE HISTORY

Armley Park Court boasts a rich history and an impressive appearance. Originally built as a school, its architectural heritage is evident in its sturdy structure and elegant design. With its distinctive façade and well-maintained grounds, Armley Park Court stands as a testament to the area's heritage and offers residents a unique blend of classic aesthetics and contemporary living.



19th Century red brick with cross wing details

Originally built in 1872 and constructed as a school

Grade II Listed building

Former boarding school in the 1900s

Projecting windows in all apartments

THE NEIGHBOURHOOD

The Old School Court apartments enjoy a prime location near Leeds City Centre, offering residents a vibrant urban atmosphere alongside a serene setting with a nearby park right at their doorstep.



VISIT LEEDS

Leeds city centre, bustling with banks, shops, and restaurants, sits approximately 1.9 miles from Old School Court apartments. Even closer are leisure centers and office spaces along Armley Road and nearby shops. The surrounding areas, like Armley, are experiencing a surge in residents, drawn by the proximity to Leeds.

Within easy reach...

Armley Park	0.2 mile	St Marys Hospital	1.1 mile
ALDI Supermarket	0.9 mile	Armley Leisure Centre	0.4 mile
University of Leeds	1.6 mile	Vue Cinema Leeds	0.8 mile
Leeds General Infirmary	2.1 mile	Leeds Industrial Museum	0.5 mile
Trinity Shopping Centre	1.9 mile	Leeds Becketts University	2.1 mile



*Local attractions
and open spaces*

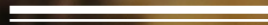
Gotts Park Golf Club	1.0 mile
Kirkstall Valley Nature Reserve	1.0 mile
Meanwood Park	3.0 mile
Leeds Bradford Airport	2.1 mile
Temple Newsam Park	6.3 miles
Leeds Golf Centre	7.9 miles

York City Centre	25 miles
Manchester City Centre	38 miles
Peak District National Park	25 miles
Yorkshire Dales National Park	20 miles
East Yorkshire Coast (Scarborough, Filey, Flamborough, Bridlington)	65 miles



TRANSPORT

Welcome to Old School Court Apartments, where history meets contemporary living in the heart of Leeds. Once the esteemed Armley Park Court, this iconic building will be transformed into a collection of modern residences, seamlessly blending heritage features with modern comforts.



Buses

The apartments' proximity to Armley Road ensures easy access to bus routes 72, 508, and 14, providing convenient transportation to and from Leeds City Centre.



Road

The nearby M621 and M1 provides convenient routes for commuters and travelers, ensuring easy access to major road networks for seamless travel in and around the area.



Rail

Armley Railway Station within walking distance. This provides residents with easy access to Leeds city center and surrounding areas.



Cycle

For cycling enthusiasts, Armley Park Court offers easy access to a network of cycle routes in the surrounding area. The proximity to Leeds city center ensures that residents can enjoy a bike-friendly commute or leisurely rides through scenic pathways.

Leeds By Car / Less than 3 miles

Bradford By Car / Around 10 miles

Sheffield By Car / Approx 33 miles

Manchester By Car / Approx 42 miles



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APARTMENTS

JEPP International Ltd proudly introduces an exceptional investment opportunity: 38 meticulously designed apartments adorned with heritage details and complemented by private parking available with each unit. With a rich history, the complex will be thoughtfully curated to honor its past in the design of every apartment and communal space.

Our in-house development and interior design teams ensure that refurbishing and designing your apartment is seamless, clear and tailored to your preferences. We offer personalised services for apartment specifications, ensuring that all investors receive a bespoke design aligned with their vision.

General Specifications

General

Exuding historic charm and luxury, these apartments boast a high-class specification. Smooth plastered walls are finished with a choice of neutral-toned paint in beige or grey, adding elegance to the interior. Traditional doors with moulding reflect the building's rich heritage. Additionally, various furnishing options are available to maximize rental potential.

Electrical and Energy

All apartments have new EPC certificates and brand new appliances.

New electrical certifications provided.
Excellent thermal insulation.

Floor Coverings

All apartments are newly equipped with brand new oak vinyls in the lounge, hallways and kitchens.

High class carpets installed in the bedrooms.

Kitchen

Options of kitchen colors complemented by matte base units and doors.

High-quality laminate countertops.

Each kitchen includes an integrated fridge-freezer, a fan-assisted single oven, and a modern induction hob for efficient cooking.

Bathroom

Complemented by a choice of three tile options for the bath/shower enclosure and above the sinks each bathroom features:

- Closed-coupled toilets.
- Wall-hung vanity sinks.
- Stylish waterfall showers.
- The waterproof vinyl flooring complements the selected tiles for a cohesive look throughout the space.

FURNITURE PACKAGES INCLUDED IN ALL APARTMENTS

Furniture packages are included in all apartment prices, ensuring a stylish and comfortable living space. Enjoy high-quality furnishings that enhance both functionality and aesthetics.

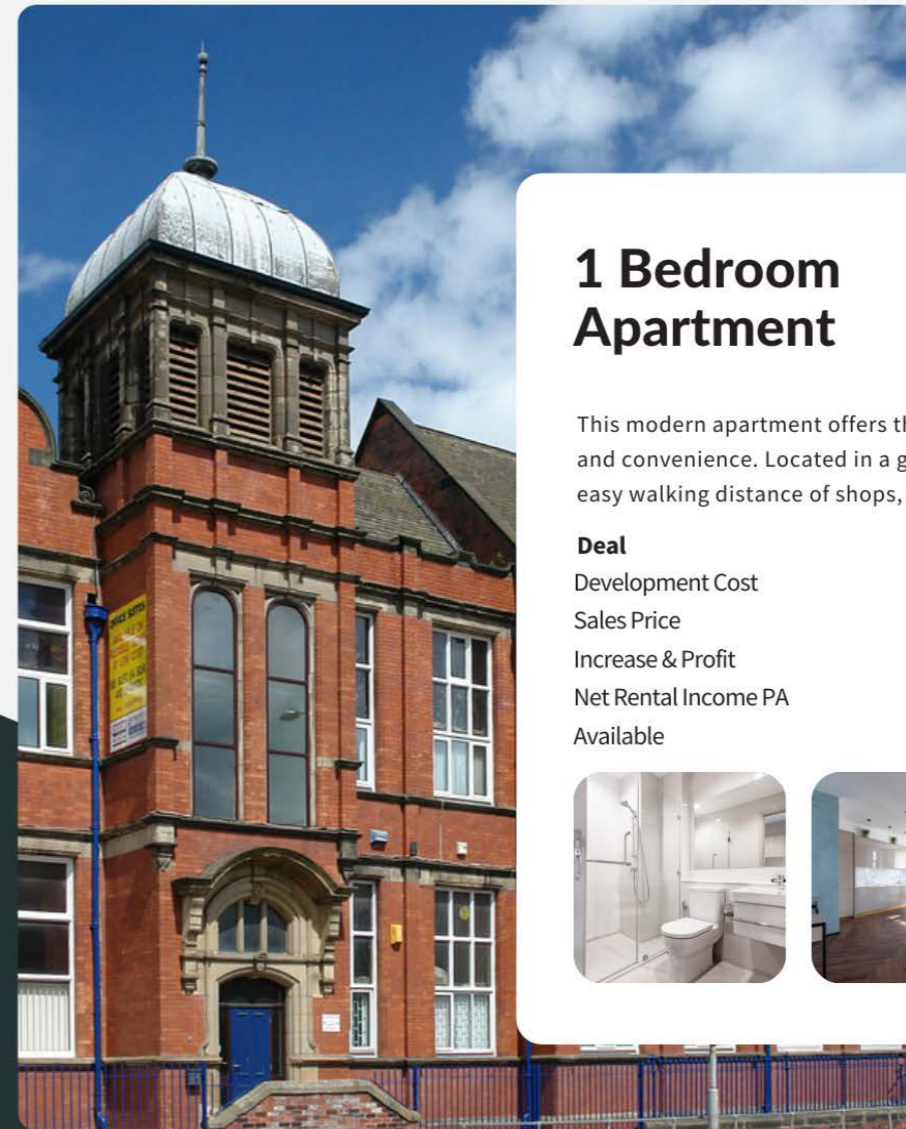




THREE EXAMPLES OF AVAILABLE APARTMENTS

ASK US FOR YOUR
OPTIONS

Old School Court, Leeds, Newbuild Apartment



1 Bedroom Apartment

£790
Net PCM

This modern apartment offers the perfect combination of style and convenience. Located in a great neighborhood, it is within easy walking distance of shops, restaurants, and entertainment.

Deal

Development Cost	£117,852
Sales Price	£147,430
Increase & Profit	£29,578
Net Rental Income PA	£9476.64
Available	Available



£790 net rent pm

Apt 28, 1 Bed Apartment

Old School Court, Leeds, Newbuild Apartment



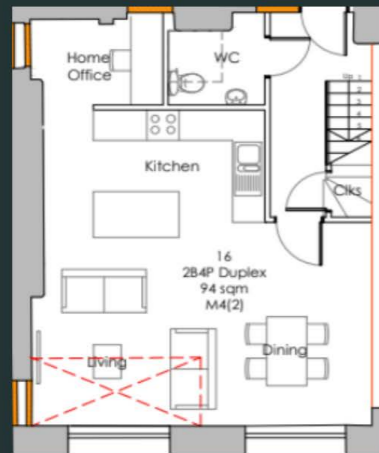
2 Bedroom Apartment

£1375.36
Net PCM

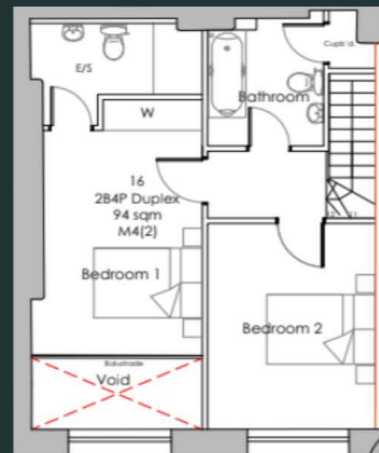
This modern apartment offers the perfect combination of style and convenience. Located in a great neighborhood, it is within easy walking distance of shops, restaurants, and entertainment.

Deal

Development Cost	£206,000
Sales Price	£257,580
Increase & Profit	£51,581
Net Rental Income PA	£16,504.32
Available	Available



First Floor



Second Floor

£1375.36 net rent pm

Apt 16, 2 Bed Apartment

Old School Court, Leeds, Newbuild Apartment



3 Bedroom Apartment

£1617
Net PCM

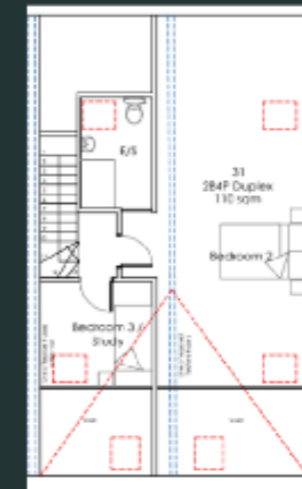
This modern apartment offers the perfect combination of style and convenience. Located in a great neighborhood, it is within easy walking distance of shops, restaurants, and entertainment.

Deal

Development Cost	£242,287
Sales Price	£303,090
Increase & Profit	£60,804
Net Rental Income PA	£19,404
Available	Available



First Floor



Second Floor

£1617 net rent pm

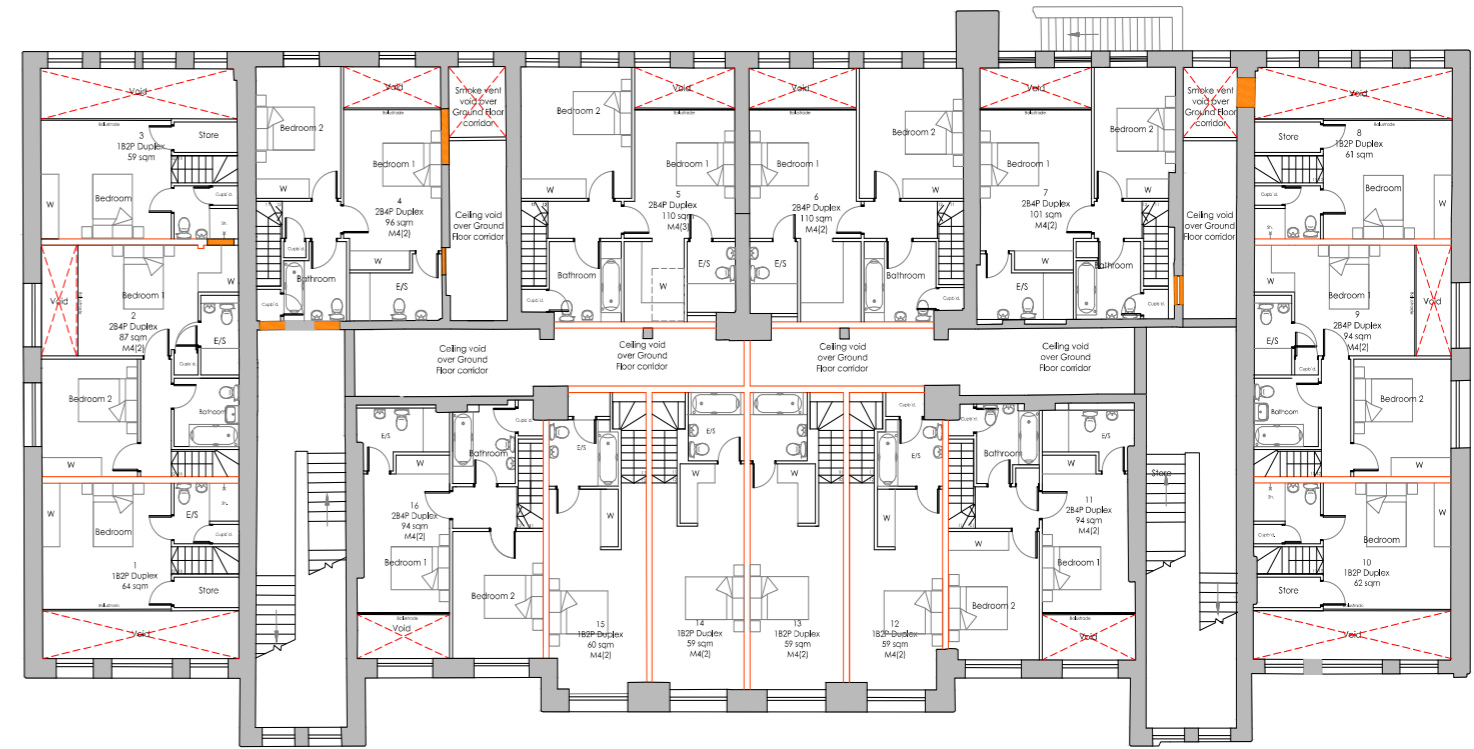
Apt 31, 3 Bed Apartment

FLOOR PLANS

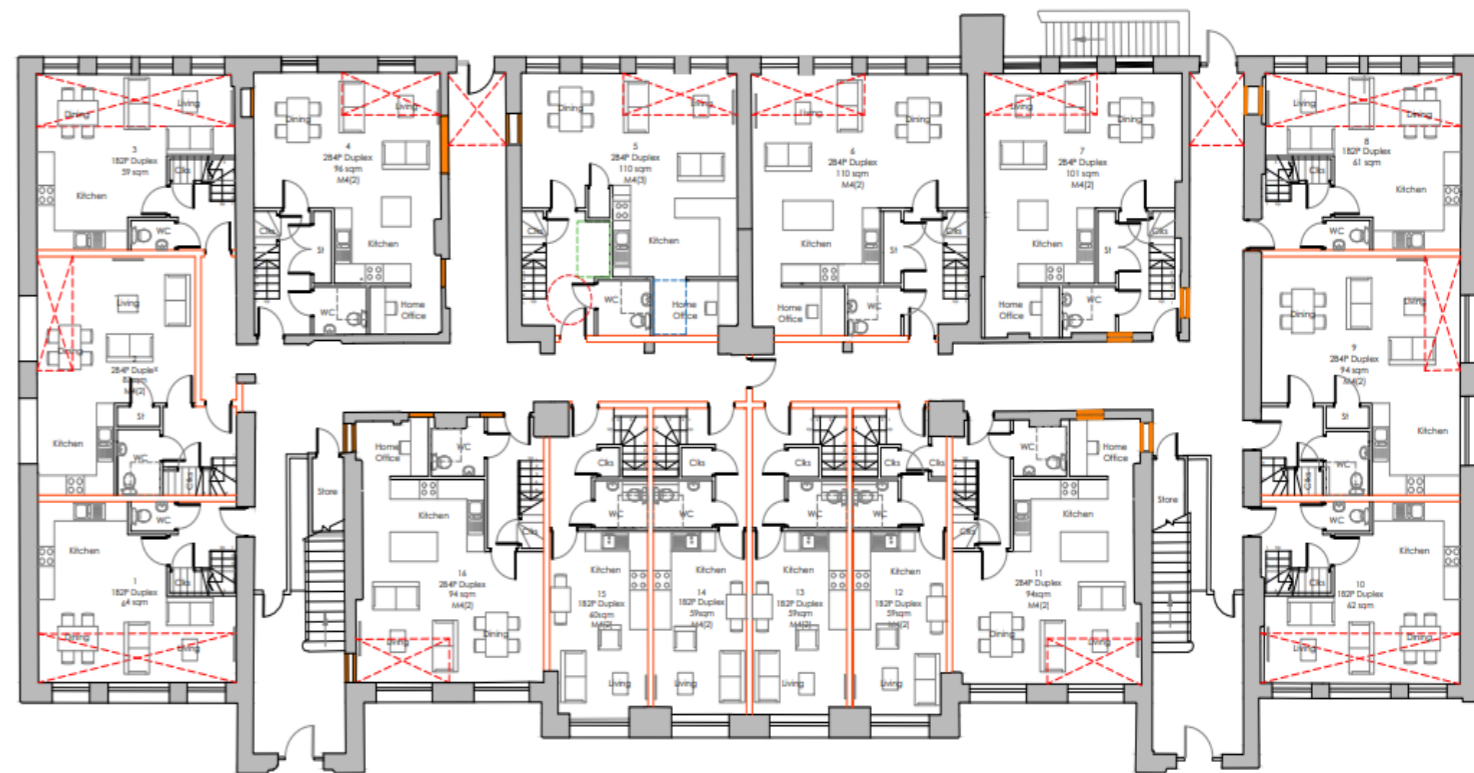
Displaying the ground floor and mezzanine level floorplans reveals a well-thought-out layout featuring newly fitted kitchens, modern bathroom fixtures, and generously sized bedrooms. This smart design maximises space and functionality, ensuring a comfortable and convenient living experience for residents.

JEPP International Ltd boasts an accomplished in-house architect whose expertise enhances the layout of the apartments, optimising space in high-traffic areas and implementing clever storage solutions.

The site plan for Old School Court Apartments presents a thoughtfully designed layout, featuring designated parking spaces, landscaped areas, and convenient access to Stanningley Road. Positioned alongside a dedicated cycle lane, the property encourages sustainable transportation options. Its proximity to Leeds city centre ensures easy access to a plethora of amenities and entertainment venues, making it an ideal choice for residents seeking convenience and connectivity.



GROUND FLOOR - Mezzanine Level



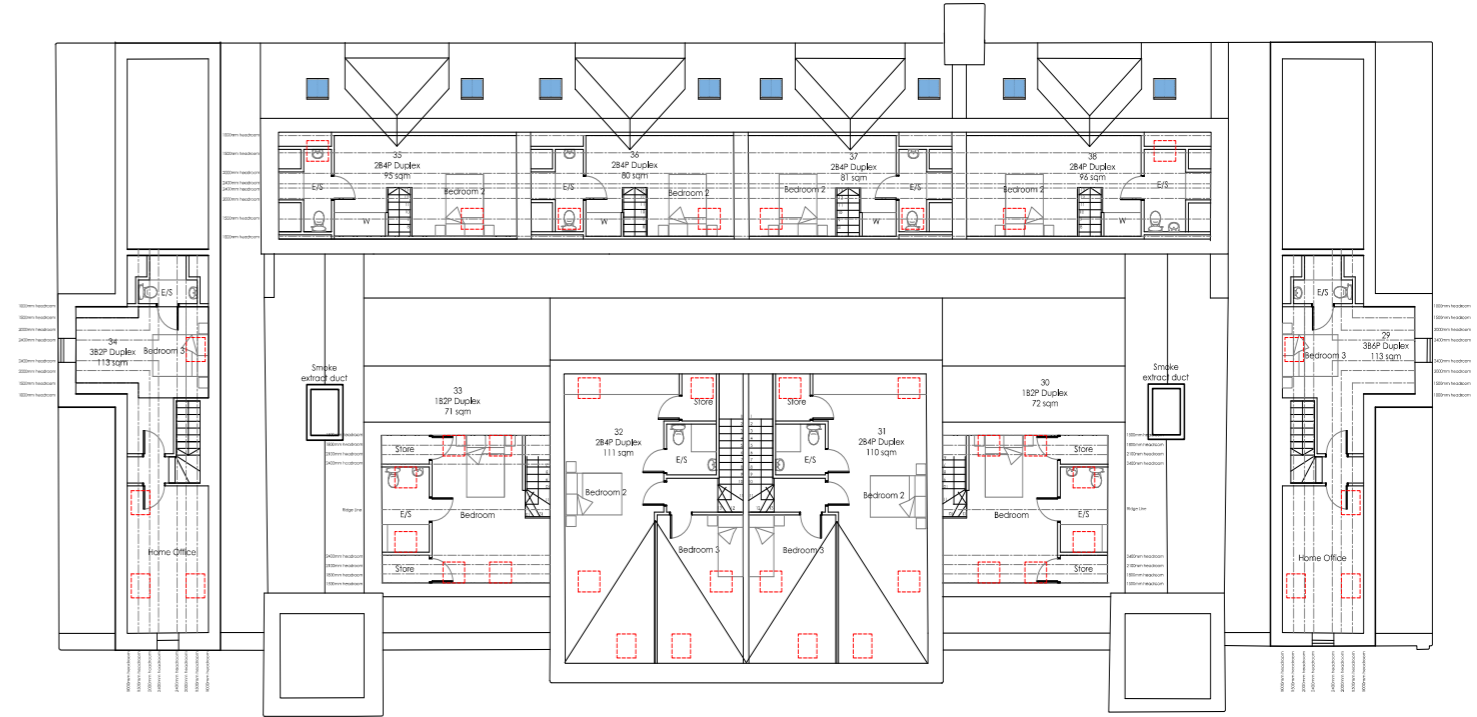
GROUND FLOOR

FLOOR PLANS

The first and second-floor floorplans of Old School Court Apartments are meticulously designed with careful attention to detail, seamlessly blending modern amenities with heritage aspects. Large windows throughout the building allow ample natural daylight to flood into each apartment, offering residents stunning views of the surroundings.

The second-floor mezzanine level boasts high triangular roofs and bright Velux windows, further enhancing the sense of space and light within the apartments. These architectural features not only add character but also create an inviting atmosphere for residents to enjoy.

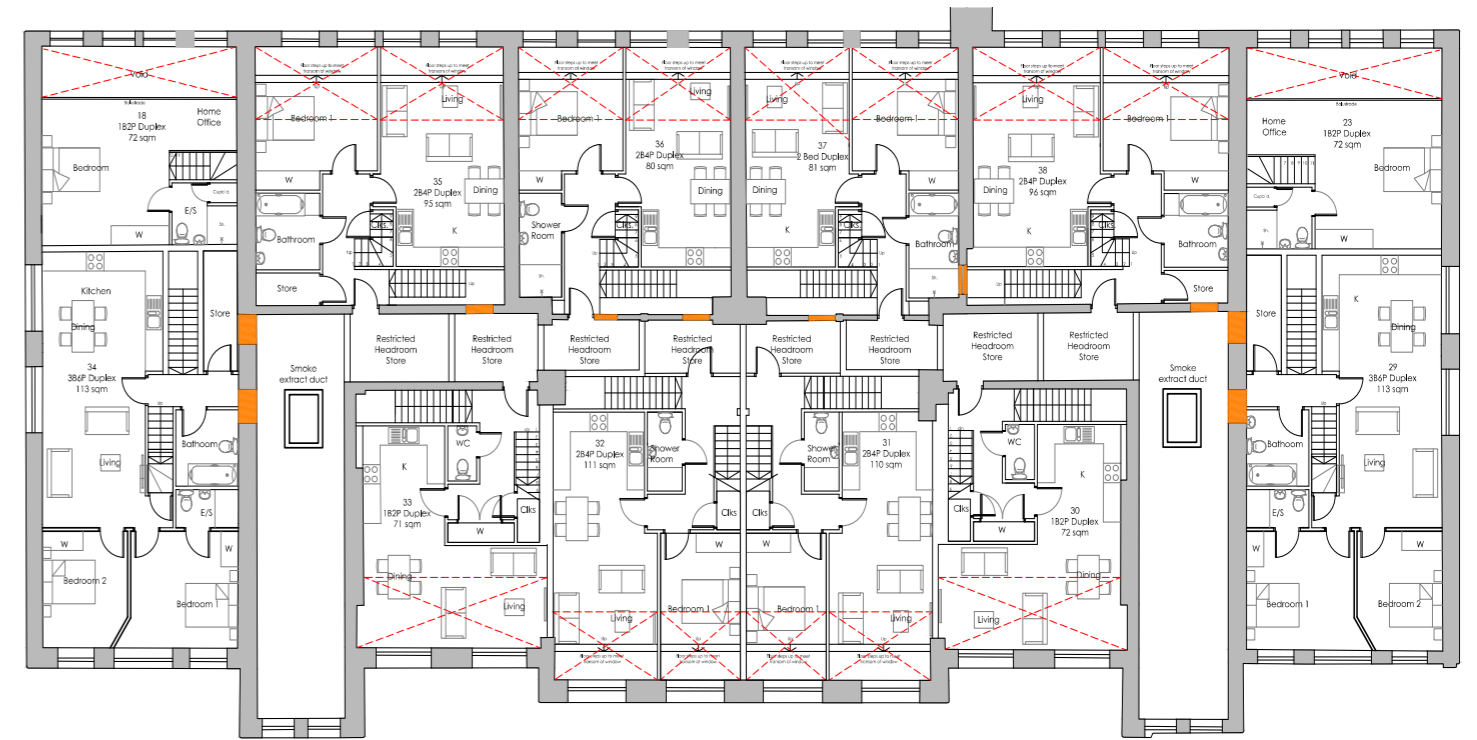
With JEPP International Ltd, investors can expect not only a successful increase in their property portfolio but also heritage apartments located conveniently close to Leeds city centre.



SECOND FLOOR MEZZANINE



FIRST FLOOR



SECOND FLOOR

EQUITY GROWTH

Investing in Old School Court Apartments offers not just a living space but also a promising equity growth opportunity. With its strategic location, meticulous design, and heritage details, these apartments are poised for appreciation over time. The ongoing development in the surrounding area further boosts the potential for property value increase, making Old School Court Apartments a desirable and lucrative investment choice.



Guaranteed Returns Old School Court Apartments

MINIMUM INVESTMENT €50,042.28= 50 SHARES



The initial €50,042.28 investment will be secured through our shareholder agreement for the purchase of the property at Old School Court Apartments in Leeds. You will be shareholder and co-owner of the property.



At the end of the agreed investment term you will receive your €50,042.28 investment back and keep the shares. The returns on rent and capital growth will continue.



Why invest with Jepp International? As investors ourselves, we offer guidance and expertise in property and investment, providing you with the information you may require. Our partnership is founded on trust and reliability.



INVEST FOR 3 YEARS

If you invest €50,042.28 now, you'll receive a return of 24% in three years which is an additional €10,178.09. The 24% of your investment is made up of rent collected and equity growth on your investment.

If you wish to sell your shares after the initial investment term, they must be offered to the directors in the first instance, then to the other shareholders and after that to a third party that is agreed by the directors. There will also be an option to withdraw your investment at this stage.



INVEST FOR 5 YEARS

Gain another 20%, which would be an additional €8,481.74 and receive your full investment returned after year 5.

If you wish to sell your shares after the initial investment term, they must be offered to the directors in the first instance, then to the other shareholders and after that to a third party that is agreed by the directors.



WHAT HAPPENS TO YOUR INVESTMENT AFTER 5 YEARS?

After 5 years you will have had €18,659.83 profit this is a 44% return on your investment. The full investment will be returned to you and you will still have a share holding within the business that will have good strong capital growth and pay you yearly dividend.

If you wish to sell your shares after the initial investment term, they must be offered to the directors in the first instance, then to the other shareholders and after that to a third party that is agreed by the directors.

CONTACT US

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260 Dewsbury road, Wakefield, WF2 9BY



INVESTMENT TABLE ILLUSTRATING A RETURN ON 30 SHARES

	Year 1	Year 2	Year 3	Year 4	Year 5
Div - Equity & Interest	£3,392.70	£3,392.70	£3,392.70	£3,816.78	£4,664.96
	8%	8%	8%	9%	11%
			£10,178.09		£18,659.83
			24%		44%

Dividend to be deferred for the first 3 years and payment made on the deferred amount in year 4.
Year 4 dividend paid as per the schedule.

RETURNS ON INVESTMENT ARE MADE UP OF

- EQUITY GROWTH AT 5% A YEAR
- RENT INCREASE AT 5% A YEAR
- INTEREST PAYMENT WOULD BE PAID ON A QUARTERLY BASIS IN ARREARS
- EQUITY DIVIDEND WOULD BE PAID ON A YEARLY BASIS IN ARREARS

EXCLUSIONS

- ANY MINOR MAINTENANCE WORKS
- PLEASE NOTE, WE HAVE NOT TAKEN INTO ACCOUNT ANY SUBSTANTIAL, MAJOR EVENT; EXAMPLE COVID-19

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SECURE YOUR PLACE AT OUR NOVEMBER UK INVESTOR TOUR

Date : 28th November & 29th November 2024

Price:£300 per person, £500 per couple

Each guest can receive their Investor Tour money back of £300 + £200 credit toward their first property purchase, along with a Goody bag to take home!





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CONTACT US

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- Website - www.jepp.international
- Head Office - 260 Dewsbury road, Wakefield, WF2 9BY

**ENQUIRE NOW FOR OUR
PROPERTY TOUR IN
NOVEMBER**

JEPP INTERNATIONAL LTD
THE OLD SCHOOL COURT APARTMENTS

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— BRINGS PROPERTY TO LIFE —