



# Shane McGuinness Ltd.

Property Investment

## Full Ownership Buy to Let Property

Shane Mc Guinness Buy To Let Property Investment Scheme provides everybody a simple, hassle free subsidised way to purchase a (Turnkey) property.

### With Instant Incentive package paid by us, to include:

- Stamp Duty (1%).
- Solicitor fees.
- Full furniture pack,

### Value at £11,000 stg

Shane Mc Guinness has a dedicated team of researchers, who source and evaluate key areas of development. This ensures that your investment through Shane Mc Guinness is in an area of full growth potential.

**This is only due to our direct purchasing power with major housing developments.**



**The Axis, Romford, Essex.**

**Plot 150**

**£249,995. stg**

Shane McGuinness Ltd, Number 6, Cahir Linn, Main Street, Blackrock, Co. Louth. Ireland

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E-mail: [mcguinnessshane@hotmail.com](mailto:mcguinnessshane@hotmail.com)

[www.shanemcguinness.ie](http://www.shanemcguinness.ie)



An apartment in The Axis a breathtaking new development in Romford, means you've arrived and you can start living the lifestyle you've always dreamed of. These sumptuous new 2 bedroom apartments have been designed by the architects responsible for two of the award-winning Docklands developments: Barrier Point and Pierhead Lock. And there is every reason for The Axis to follow their success.

The eye-catching elliptical tower of The Axis soars above one of the most sought-after addresses this side of the City: adjacent to excellent shopping, convenient for central London and just minutes from the lush English countryside. That's if you can tear yourself away from your new apartments interior: the ultimate in style and design.

### Key Features.

- Contemporary kitchens.
- Fridge freezer, oven, hob, extractor and washer dryer.
- En suite bathrooms in selected units.
- All floor coverings.
- Security entry system.
- Satellite television facility.
- Parking space allocation for selected units.

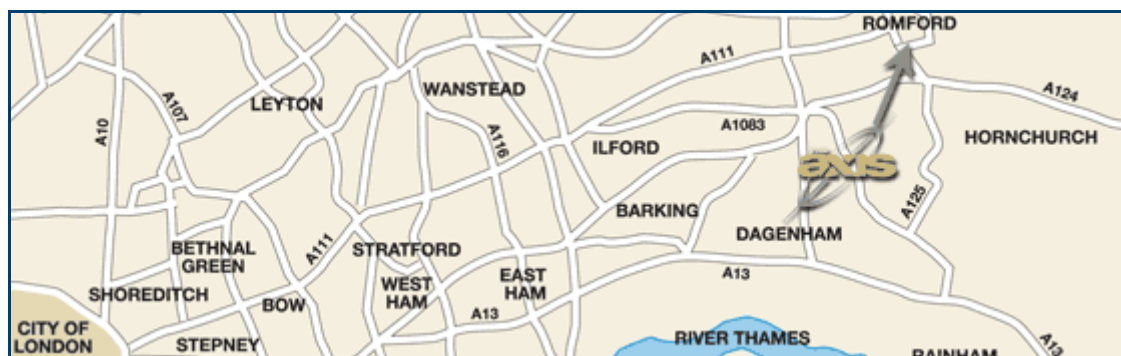
### Location Features.

The Axis is positioned right next to the Mall and Liberty shopping centres – part of Romford's status as north-east London's most desirable shopping hotspot. Romford's famous market is also nearby, as well as a wealth of fabulous restaurants, bars and sports facilities.

Transport links are excellent: Romford station is walking distance, and you can be at Liverpool Street in just 17 minutes, with Canary Wharf a tube ride away. The new Stratford Channel Tunnel Terminus, set to open in 2007, will provide journey times to Paris and Brussels of under two hours.

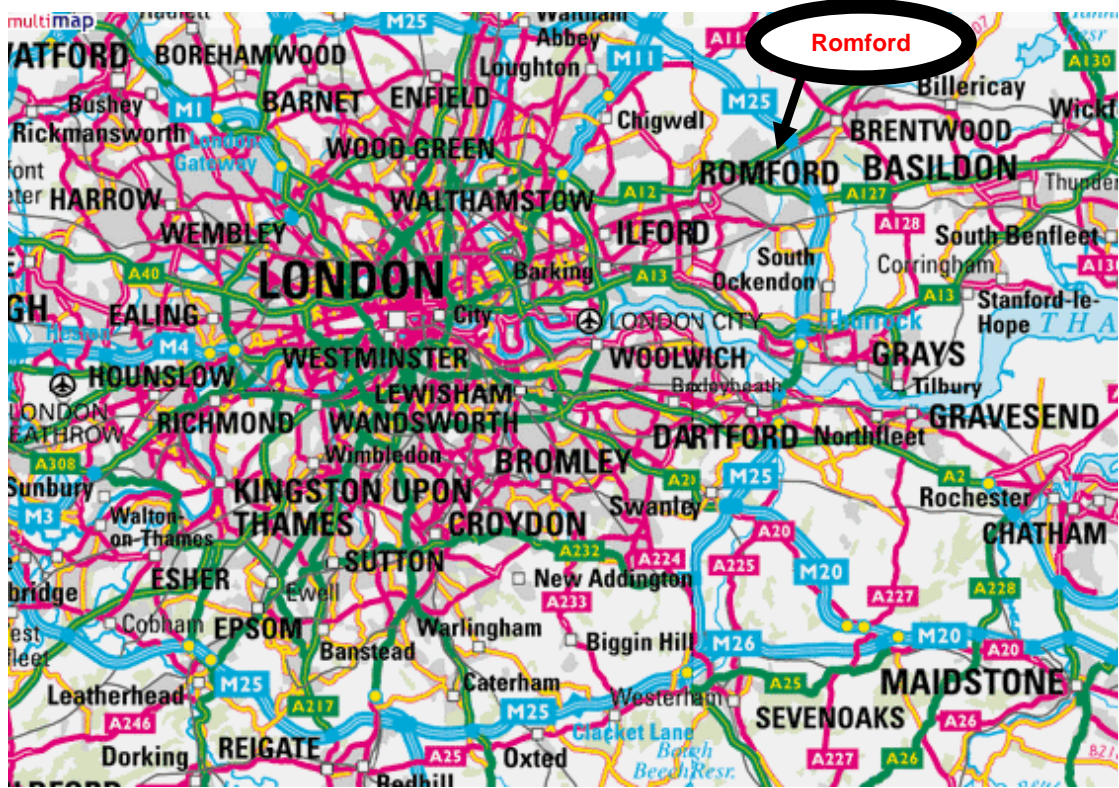
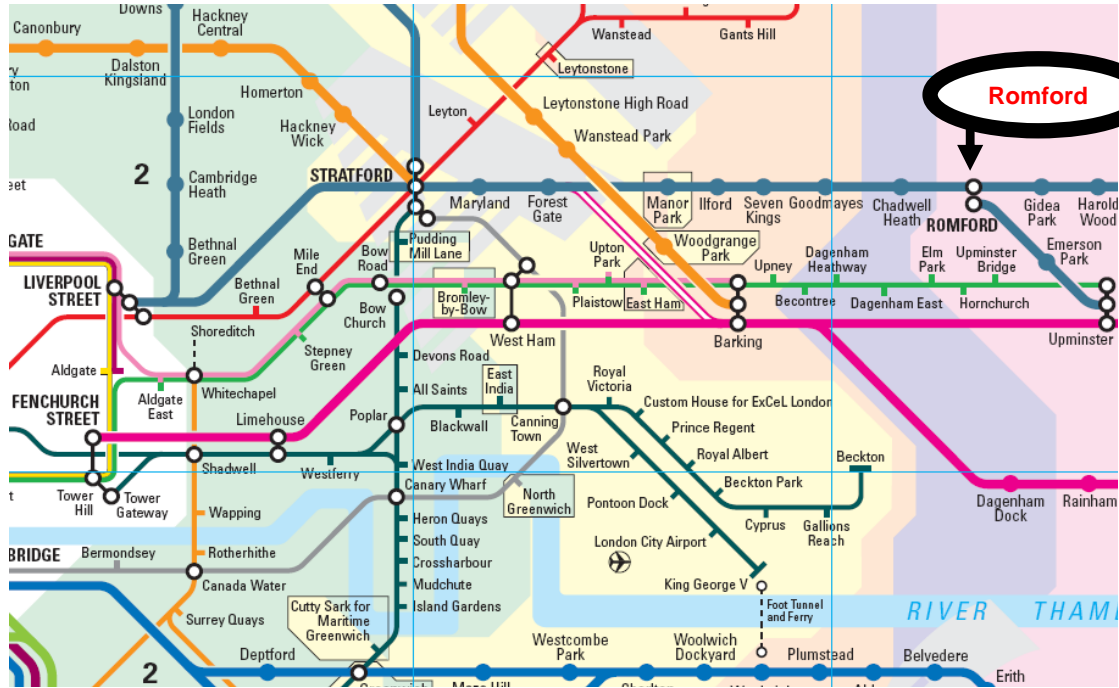
Romford is ideally placed for the A12 and A13, giving easy road access to Docklands, the Blackwall Tunnel, the M25, the North Circular – and the countryside. And if you don't have a car, the

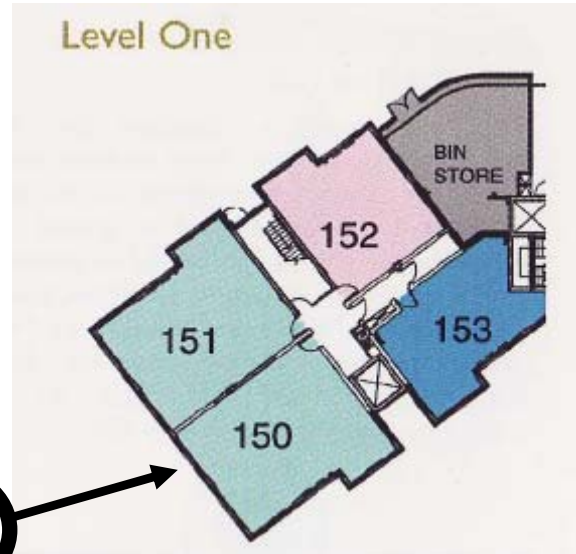
- 17 minutes to Liverpool Street by rail
- 10 miles to London City Airport
- 5 miles from the M25
- 5 miles from the North Circular



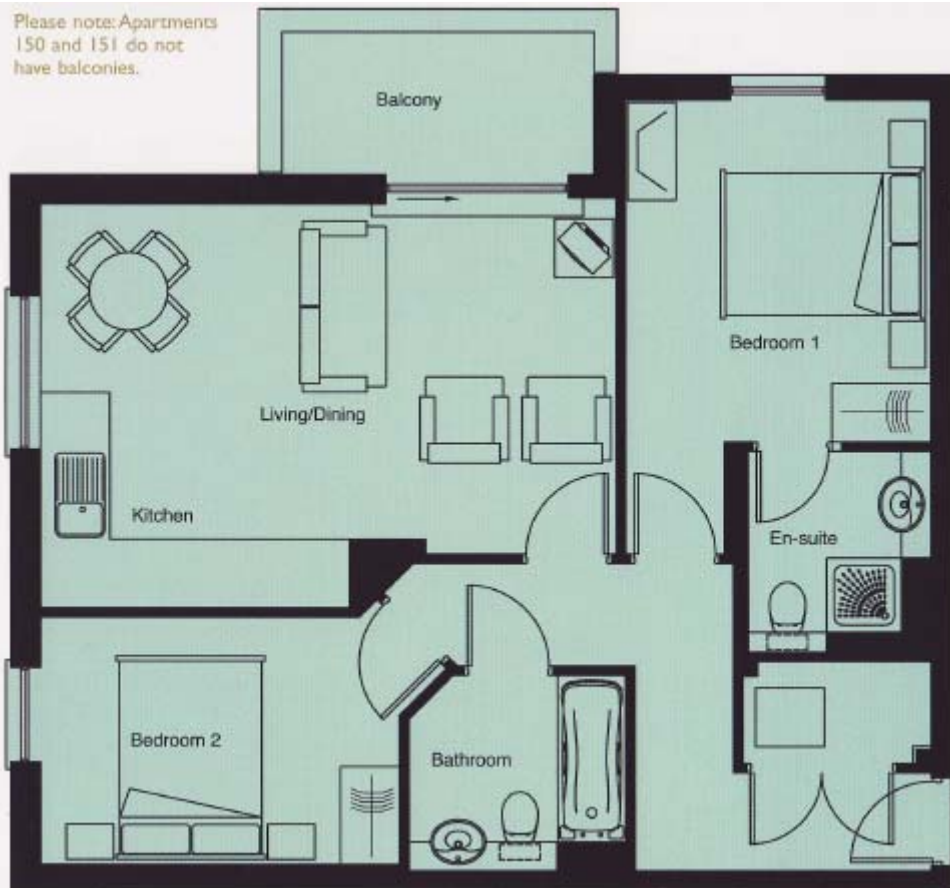


### Underground Rail Network





Please note: Apartments 150 and 151 do not have balconies.





**Capital Growth returns on your investment  
(Typical example)**

**Purchase Price** £ 249,995.00

**Incentive Package**

Stamp Duty £ 2,499.95 1%  
Legal Fee's £ 1,000.00  
Furniture Pack £ 7,500.00

**Total Incentive we pay** £ 10,999.95

**Projected Capital Growth Based on 10% Per Annum**

		Year 1	Year 2	Year 3	Year 4	Year 5
Property Value	£ 249,995.00	£ 274,994.50	£ 302,493.95	£ 332,743.35	£ 366,017.68	£ 402,619.45

**Projected Capital Growth Based on 7% Per Annum**

		Year 1	Year 2	Year 3	Year 4	Year 5
Property Value	£ 249,995.00	£ 267,494.65	£ 286,219.28	£ 306,254.62	£ 327,692.45	£ 350,630.92

Reservation Procedure.

- UK solicitor must complete ID pack prior to reservation.
- £1,500 stg reservation fee (Non refundable)
- 10% deposit for exchange of contracts payable 14 days after reservation (Less reservation fee)



**Blue Sky Mortgages** is delighted to be associated with the **Shane McGuinness Ltd.** U.K. buy to let investment scheme. We believe that the property locations afford customers excellent potential returns in the short to medium term in areas where the rental market is very buoyant.

Listed below are some interest only repayment examples which are available to borrowers in the Republic of Ireland.

<u>Sterling amount</u>	<u>Euro equivalent</u>	<u>Monthly repayments</u>
£190,000	€284,000	€994
£220,000	€328,000	€1148
£240,000	€358,000	€1253

*Apr 4.2%, Terms and conditions apply* **Blue Sky Mortgages is regulated by the Financial Regulator.**

Blue sky mortgages, No 45, Dublin street, Dundalk, County Louth. Ireland.

Contact Mr. Paddy Greene.

Tel: 00 353 42 9329333 Fax: 00 353 42 9329334 Mobile: 00 353 87 2741900.

Shane Mc Guinness in association with Blue Sky Mortgages have a dedicated mortgage team securing you the lowest rates with all of the major lending houses, assisting you with your purchase.

Please feel free to **contact me on 00353 87 7993582** if I can be of further assistance.

Yours sincerely

*Shane McGuinness*

Mr. Shane McGuinness  
Managing Director



Shane McGuinness  
Newtownbabe  
Ardee Road  
Dundalk  
Co. Louth

**TOWER**  
PROPERTY SERVICES LIMITED

9<sup>th</sup> March 2007

Dear Shane,

**Re: Maxim Tower**

I am please to inform you that we have now agreed lets for the followings 2 bedroom apartments.

37 Maxim Tower €950.00 Per Calendar Month,  
39 Maxim Tower €950.00 Per Calendar Month,

Trust you will find this to be in order.

Yours Sincerely

Repon Chowdhury  
Senior Property Consultant  
For and on behalf of Tower Property Services

Management & Accounts  
2nd Floor, 7-13 High St  
Rushford RM1 1JU

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☎ 020 7702 1067

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