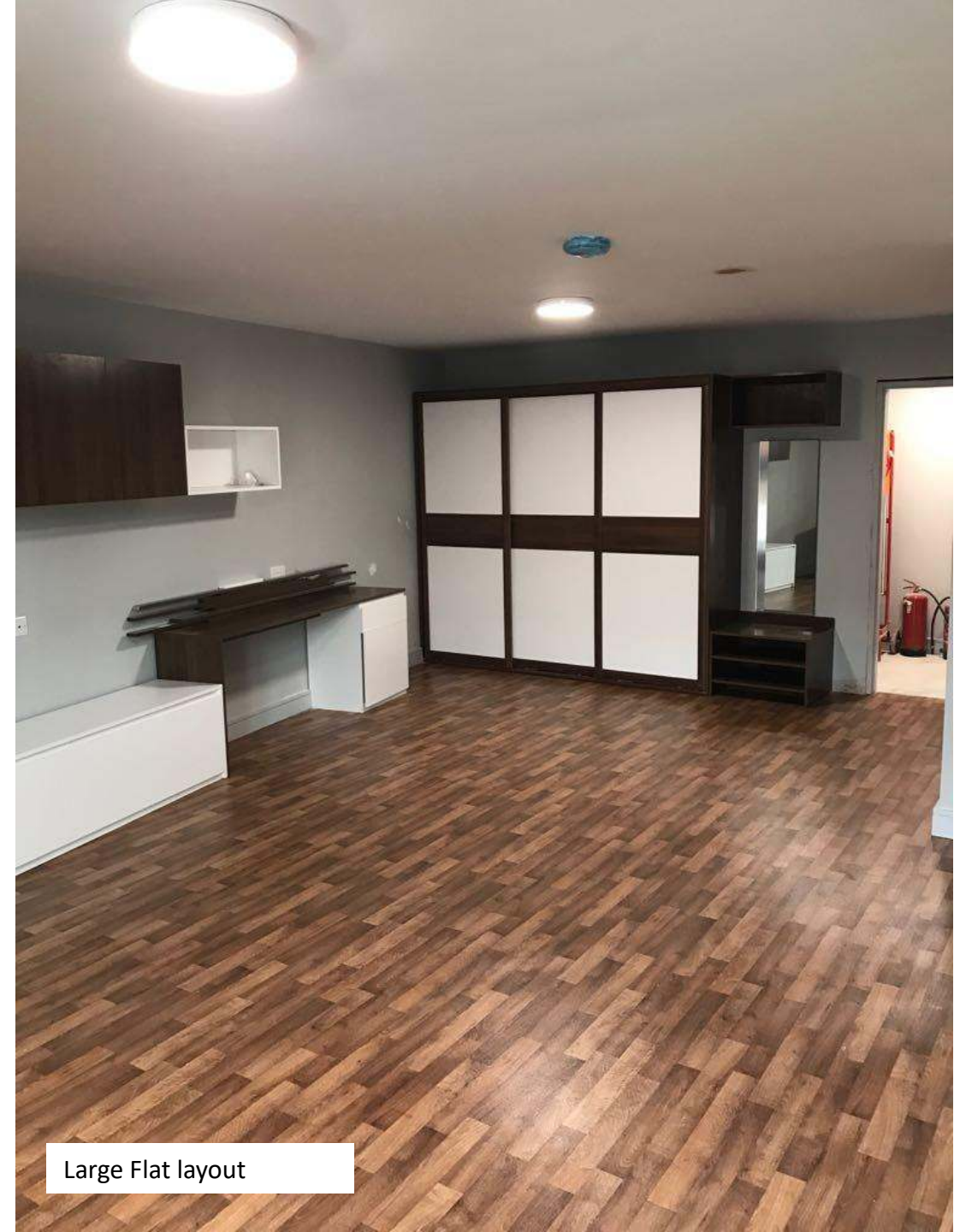


YOUNG

The image features the word "YOUNG" in large, bold, black-outlined letters. Each letter is filled with a different photograph of a modern building. The 'Y' shows a building with a prominent yellow-green vertical stripe. The 'O' shows a building with a blue facade and the text "INGTON HOUSE" at the top. The 'U' shows a building with a blue facade and the text "UNION HOUSE" at the top. The 'N' shows a building with a blue facade and the text "UNION HOUSE" at the top. The 'G' shows a building with a blue facade and the text "UNION HOUSE" at the top. The background is a solid black color.

- The structure is fully constructed and wind and water tight.
- The remaining cladding to the exterior will be finished in a week and scaffold will start to be dismantled.
- Plant room is fully commissioned
- Electricity is fully commissioned
- Every room has the furniture fitted, including bed, kitchen, appliances, cooker, hob and rooms have all floor finishes
- Bathrooms are all complete except on the top floor which will be complete by 26th September
- Carpets are being laid starting 21st September and fully completed including the stairwell by 29th September.
- Building is being prepared for sign off on 30th September
- Snagging to take place between 1st October to 6th October for minor finishing works



Large Flat layout

Final Update

Advantage Structural defect warranty have monitored throughout and they will be ready to issue certificates of warranty by 30th September

EPC certificates has been applied for and will arrive next week. Completion statements due to go out this week also.

Application has already started to register the property with the local authority as a HMO

Rebloom Management has been appointed and they have a team dedicated to the properties management as well as YPG's own award winning management team

We have already 25 tenants staying in another one of our properties in readiness to move into Pembroke and a further 35 enquires listed.

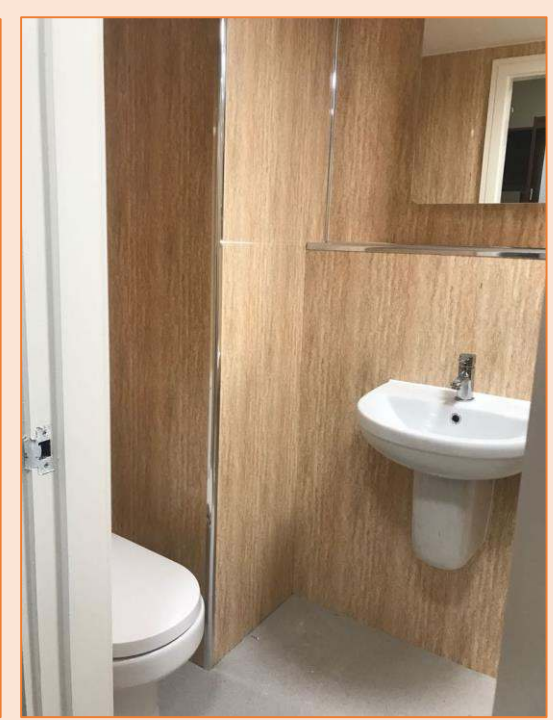






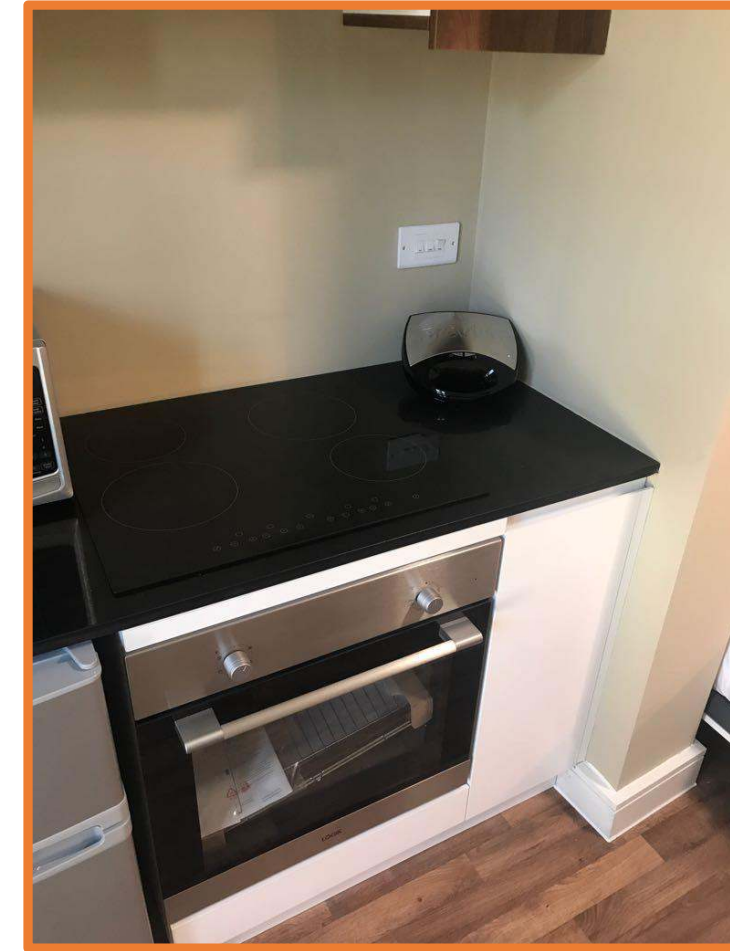
The studios specifications that are finished include a space saving double bed that re-tracts when not in use. The furniture is fully fitted and of the highest quality. All furniture is completed and fitted.





Each bathroom to every single studio is completed up to the top floor and will be fully completed in another week. Wall Cladding to all bathrooms is a hygienic and low maintenance product which will ensure longevity.





All kitchens are installed. The appliances include a fridge/freezer, an integrated oven, ceramic hob and extractor. The work tops are a luxury black quartz

The kitchens come complete with plates, bowls, cutlery, glasses, kitchen utensils, pot and pans, toaster, kettle, toastie maker , fire blanket, black out blinds. All the cupboards have soft closers as standard and are finished in a contemporary walnut handleless. The rooms are now being sealed one by one and finished off by our team of tilers



The front door to each studio is compliant to FD30, giving at least 30 mins fire resistance.

The clean finishes further enhances the modern aspect of this development.



The rear
elevation of
the building
fully complete.



Side elevation of Pembroke



Roof Top



Great views
across the city
from here !

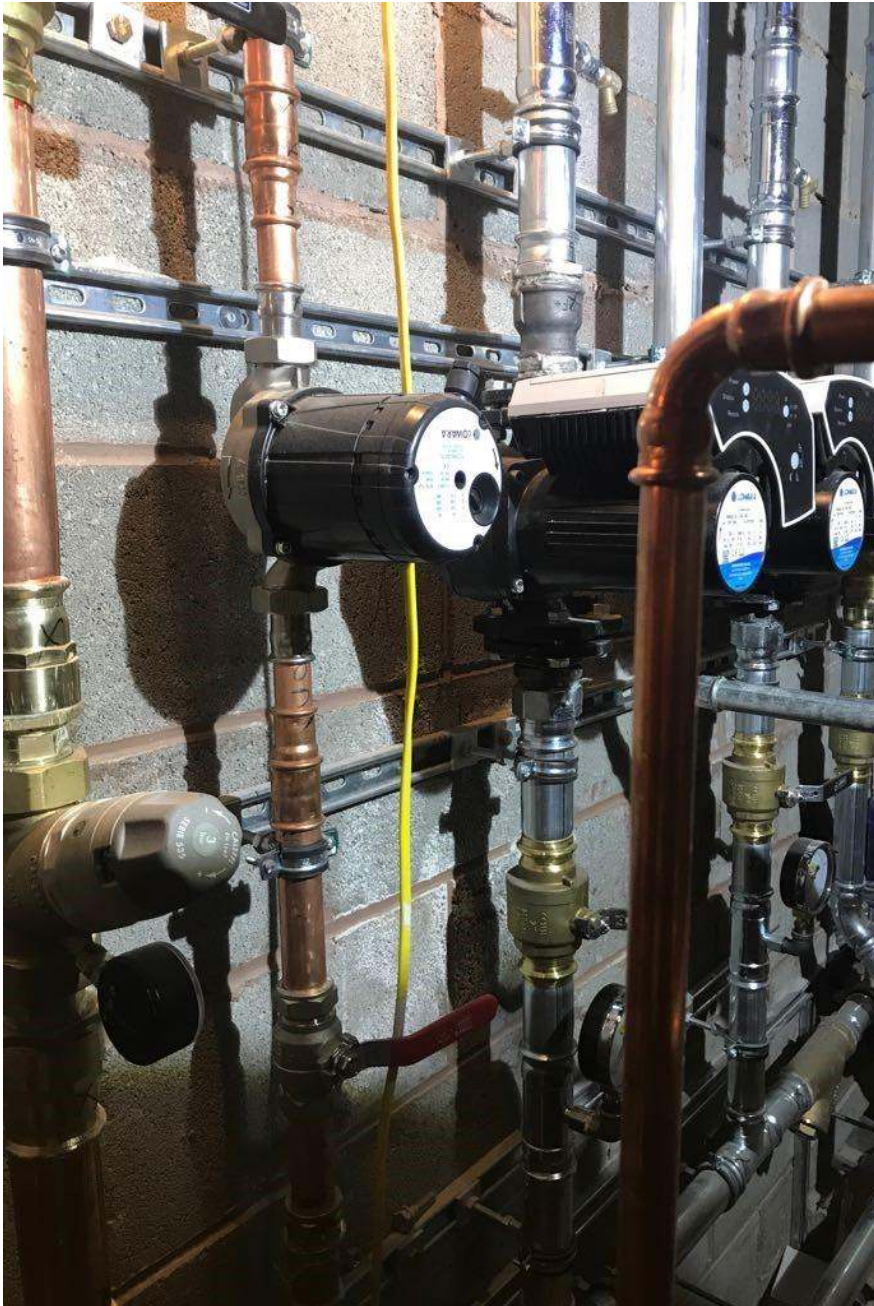






Cladding is finished
on both sides and
scaffold due to be
dismantled on
Friday.





Plant Room is fully installed to accommodate 94 pressure showers simultaneously every morning



Dry risers and
the heart of the
building



Otis lifts are fully installed and commissioned. The protective plastic sheets are removed at the end to show a gleaming stainless steel finish

All the corridors are awaiting the very last trade, the carpet. This is due to be fitted starting next week.



INGTON HOUSE