



**THE GLASS
HOUSE**

QUEEN'S GARDENS HULL



**Living from
a different
perspective.**

**Superb living
environment
with its own
community spirit.**



THE EASE OF CITY LIVING

A city centre retreat, with a front row seat to all the delights Hull has to offer.



01

01. Aerial view of Queen's Gardens/The Rose Bowl Marina



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Residents of The Glass House live within 5 minutes walk of cafés, restaurants, bars, theatres, galleries, museums and all other local amenities.

Those working in the city centre will enjoy a stroll to work and for evenings and weekends; a walk by the Marina, film-set charm of the Old Town, continental indoor Trinity Market and Humber Street area.

The Glass House has panoramic views of Queen's Gardens, which itself is undergoing a dramatic transformation as part of the City's £27m Maritime bid project which will improve access, provide new lighting and more seating.

The location and surroundings of The Glass House entice people from all walks of life to move in and enjoy the ease of city living.

UNRIVALLED CITY HOME EXPERIENCE

As Hull's most talked about residential development, The Glass House is seventy four single level, one and two bedroom apartments and twenty duplex, split level penthouses with two, three and four bedrooms, all en suite.

The living area of all apartments are park facing and flooded with daylight. From the first floor most feature their own balcony or terrace to enjoy the unique tranquillity of the open green space, whilst being in the very heart of the city.

The contemporary interior design lends itself perfectly for each resident to put their own stamp on their home.

Surrounded by trees, The Glass House is a unique building where residents can feel at one with nature.

The main entrance leads to a welcoming atrium with hotel-style concierge desk.

Undercroft car parking and secure bicycle storage is available and access to ultrafast broadband with over 1 million Mbps (future-proofed) capability, supplied by Pure Broadband. The broadband system has an exclusive fibre line plugged directly into each and every apartment and does not share bandwidth with other properties in the area.

The Glass House city home experience is unrivalled in East Yorkshire. The building is finished to the best possible standard, set in a superb living environment with its own community spirit.



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ONE BEDROOM APARTMENTS

There are 34 one-bedroom apartments offered for sale.

TWO BEDROOM APARTMENTS

There are 54 two-bedroom apartments offered for sale.

DUPLEX PENTHOUSES

There are 20 duplex split level two, three and four-bedroom penthouses for sale.



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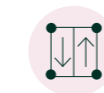
- 01. Indicative CGI of living room
- 02. Indicative CGI of exterior rear view
- 03. Indicative CGI of kitchen
- 04. Indicative CGI of bedroom



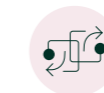
105 car parking spaces



Landscaped rear courtyard designed by award winning architects



Lifts to all floors



Front and rear pedestrian access to apartments

ONSITE AMENITIES AT A GLANCE



High-spec finishes



Private dining



Cinema room



Co-working space



Ultrafast broadband



Superb location



Gym



Parking



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RESIDENTS' AMENITIES

The focus is on making our apartments an outstanding place to live and with carefully considered lifestyle enhancing design, The Glass House has additional features, only available from Iguana Developments.

The Glass House takes 'luxury apartments' to a new level - a Six Star experience in terms of location, quality of build, standard of finish and unique approach to in-house amenities.

Each apartment is fully fitted with designer kitchens, including; branded appliances; wine cooler, dishwasher, washer-drier, microwave, cooker and fridge-freezer, designer bathrooms, Karndean flooring throughout and the fastest broadband connection in Hull.

We can confidently say that The Glass House is the most prestigious development Hull has ever seen.

Features we are already known for include; residents' gym, cinema, high-spec (future-proofed) technology and gaming room. We have now gone one step further to include a residents' private dining room which can be booked for functions, a large shared work area with private cubicles, relaxed seating area, hot desks and drinks facilities. Also storage facilities for precious items you'd rather not keep in the apartment.

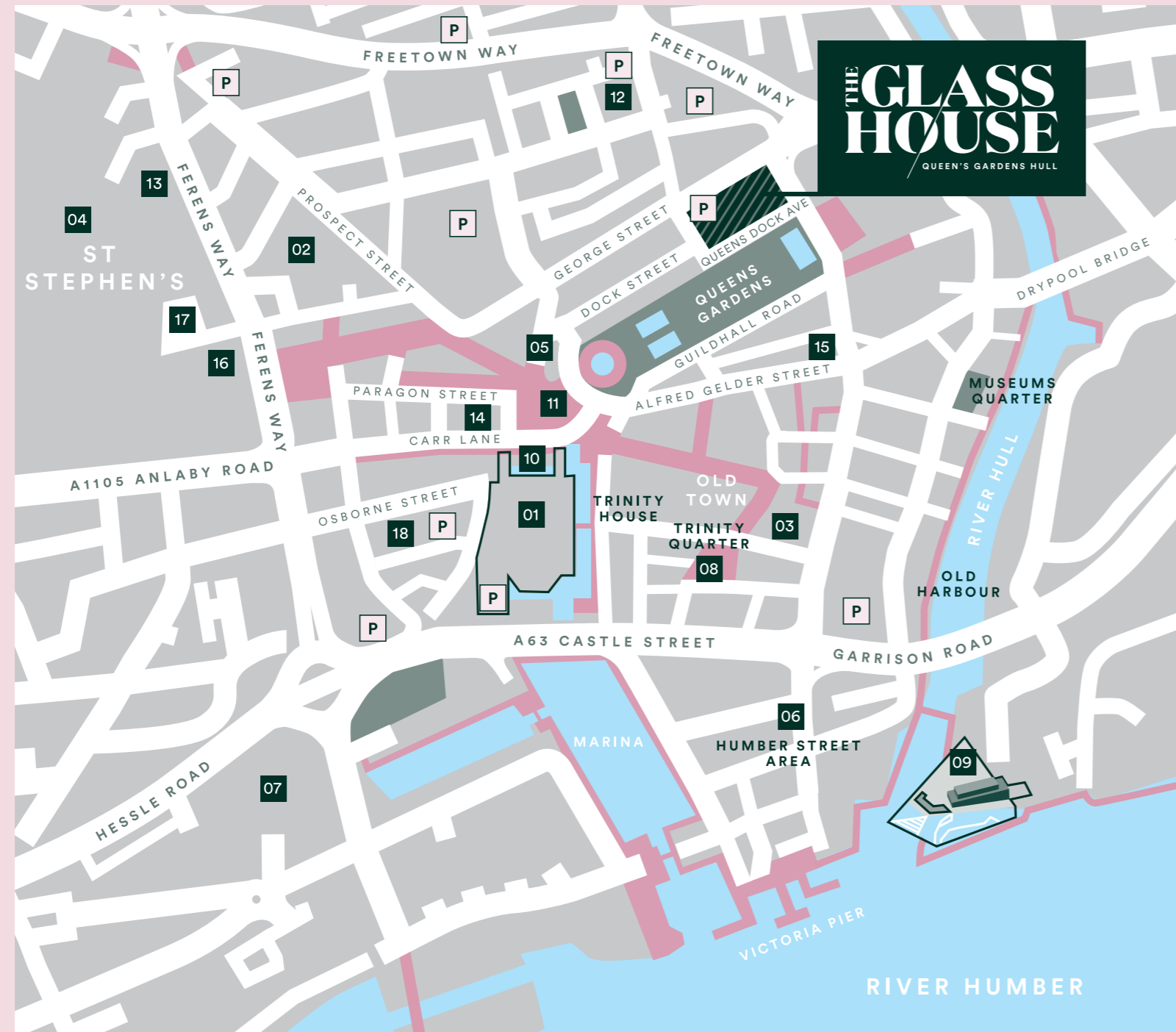
The central location provides more time without a commute to work. Then arriving home, relax in your retreat, without being over-looked in superb, south-facing living quarters and terrace - the envy of your friends and guests.

- 01. Ultrafast broadband
- 02. Gym
- 03. Cinema room
- 04. High-spec finishes
- 05. Gaming room
- 06. Co-working space

MAP

PLACES

- 01 Princes Quay (shopping/leisure)
- 02 Prospect Centre (shopping)
- 03 Trinity Market
- 04 St Stephen's (shopping/leisure)
- 05 Savile Street
- 06 Humber Street Area
- 07 Kingston Retail Park
- 08 Trinity Quarter
- 09 The Deep
- 10 Ferens Art Gallery
- 11 Maritime Museum
- 12 Hull New Theatre
- 13 Hull Truck Theatre
- 14 City Hall
- 15 Guildhall
- 16 Paragon Interchange Railway Station
- 17 Bus Station
- 18 Bonus Arena
- P Car Parks



TRANSPORT LINKS

TRAVEL TIMES

By car

- / The Coast – 25 minutes drive.
- / Humberside Airport – 30 minutes drive.
- / Doncaster Sheffield Airport – 60 minutes drive.
- / York – 65 minutes drive.
- / Leeds – 70 minutes drive.
- / Leeds Bradford Airport – 90 minutes drive.
- / Manchester – 120 minutes drive.

By train

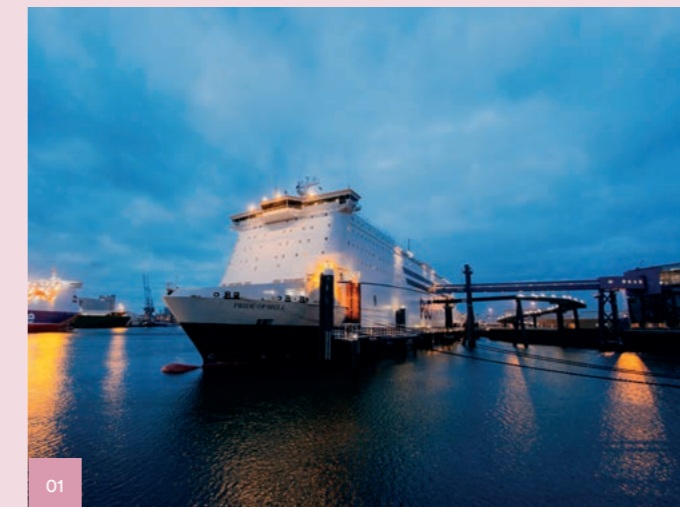
- / London Kings Cross direct from Hull Paragon Interchange – 2 hours 40 minutes.
- / Leeds – 60 minutes.

By foot

- / Bus and train station – 8 minutes walk.
- / Marina – 11 minutes walk.
- / Old Town – 2 minutes.

By sea

- / Daily sailings to Zeebrugge and Rotterdam.



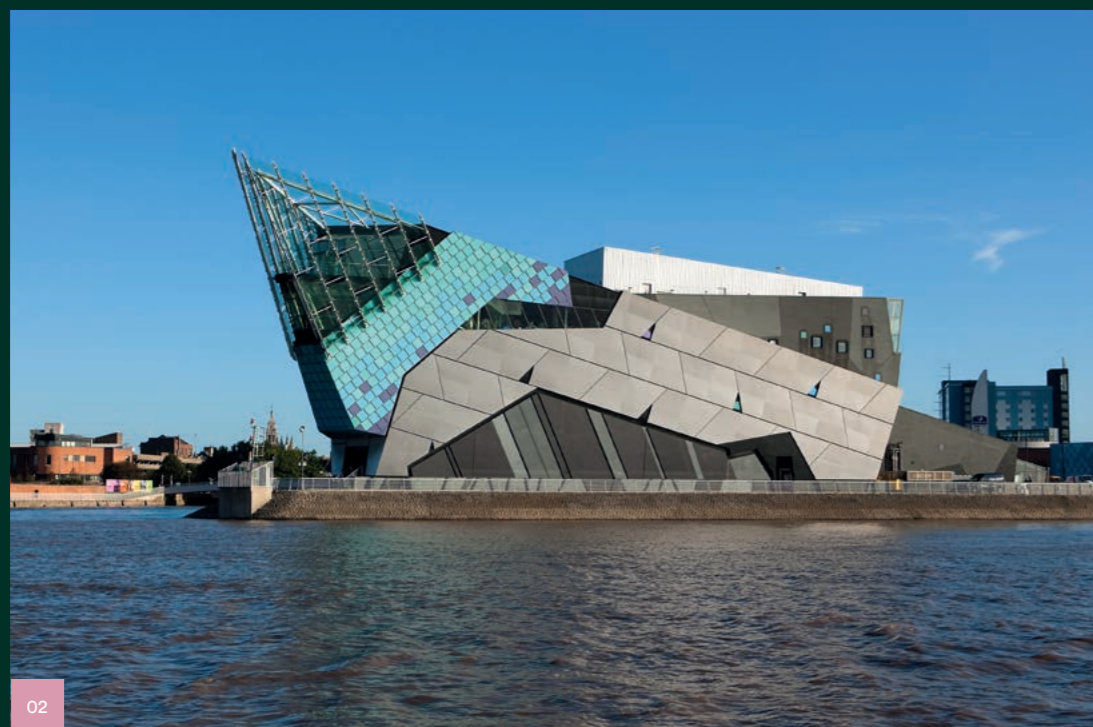
01. The Port of Hull
 02. The Rosebowl
 03. Railway link by Humber Bridge



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THE AREA

Designated as the UK City of Culture in 2017, Hull has attracted major investment from both private and public funds to completely overhaul the city centre over the next couple of years.

The Glass House places residents in the centre of the cultural hub with the museum quarter, theatre district, Old Town, continental style Marina, Humber Street scene, art galleries, Trinity Market, Hull Minster, shopping and dining just a stone's throw away.

The city centre has a strong contingent of independent traders; boutique shops, vintage shopping arcades as well as three large shopping centres; Princes Quay, The Prospect Centre and St. Stephen's.

Transport links are excellent - 2 minutes drive to the A63 out of Hull, 25 minutes drive to the coast and a 2 hour 40 minute train journey to London Kings Cross - door-to-door via Hull Paragon Interchange.

- 01. Clipper race – Marina
- 02. The Deep Submarium
- 03. St Stephen's shopping centre
- 04. Freedom Festival



Indicative CGI of living room



Indicative CGI of dining room



Indicative CGI of bedroom



Indicative CGI of kitchen

HULL'S CULTURE

As the UK City of Culture from 2017-2021, cultural activity has put the city on the UK destination map.

Large scale events included the Spencer Tunick Sea of Hull naked photography exhibition, 2017's opening ceremony: Made In Hull, The Turner Prize at Ferens Art Gallery and many other events which inspired the City to believe in itself, changing its perception on a local, regional and national level.

State-of-the-art venues have opened and re-launched including: the 3,500 seater Bonus Arena, the refurbished Hull New Theatre, Hull Truck Theatre with art-house performances and Zebedee's Yard for spectacular outdoor concerts and events.

Hull continues to thrive with annual events including Pride in Hull, Humber Street Sesh and Freedom Festival as well as special events from Absolutely Cultured - the team continuing to build on Hull's year in the cultural spotlight.

Drawing crowds in their tens of thousands, the city centre has been illuminated and animated, a cultural spectacle for which residents of The Glass House have front row seats.



- 01. Pride in Hull
- 02. Humber Street Sesh*
- 03. Freedom Festival
- 04. Olympic Rings

*Photograph by Thomas Arran.

**Apartments of
character and
contemporary
style.**



INTERIOR INSPIRATION

Live life in luxury

The interior design concept creates an elegant and unique identity, while the quality of fixtures and bespoke details combine to create an apartment of character and contemporary style.

The intelligent design by internationally acclaimed AHR, maximises light and space. High-end inclusions with natural finishes create a sense of comfort and luxury.

The meticulously designed floor-to-ceiling glazing brings the landscaped Queen's Gardens in, creating a light and airy feel.



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Kitchen

- / German designed and manufactured kitchen featuring soft close handleless doors and Spanish Silestone work surfaces with under-counter sinks
- / Feature island units with breakfast bar (penthouses only)
- / Bosch appliances: induction hob, extractor fan and digital fan assisted oven
- / White goods: wine chiller, washer-dryer, dishwasher, fridge-freezer and built in microwave
- / Pelmet lighting

Electrical

- / Colour video access intercom system
- / Screwless alloy faced switches and sockets
- / Energy efficient lighting
- / Heat detector link to fire alarm system
- / Automatic number plate recognition (ANPR) to entrance gates
- / CCTV to common areas

Heating and ventilation

- / Rointe app controlled heaters
- / Elaborate quality plumbing (no push-fit fittings)

Finishes

- / Da Vinci Karndean flooring to lounge/kitchen and lobbies
- / Wool-mix carpets to bedrooms with quality underlay
- / Farrow and Ball emulsion painted walls and ceilings
- / Satin finish to all skirting, architraves and doors
- / Solid core internal fire doors
- / Flat entrance Lava solid core doors with concealed closer

Telecoms

- / Wiring for free view TV, DAB, VHF, SkyQ with data connection to lounges and bedrooms with 1 million Mbps capability included in the scheme

Bathrooms and en suites

- / Fully tiled bathrooms and en suites with Italian porcelain tiling
- / Separate glass enclosed shower with rain head to en suite
- / Above bath shower with rain head to house bathrooms
- / Mirrored wall cabinet
- / Accessory niches
- / App controlled Rointe towel rails
- / Concealed frames to wash hand basin and WCs
- / Moisture protected elements backing board to all bathroom walls
- / Villeroy & Boch unbranded sanitary ware

* Brand names subject to availability

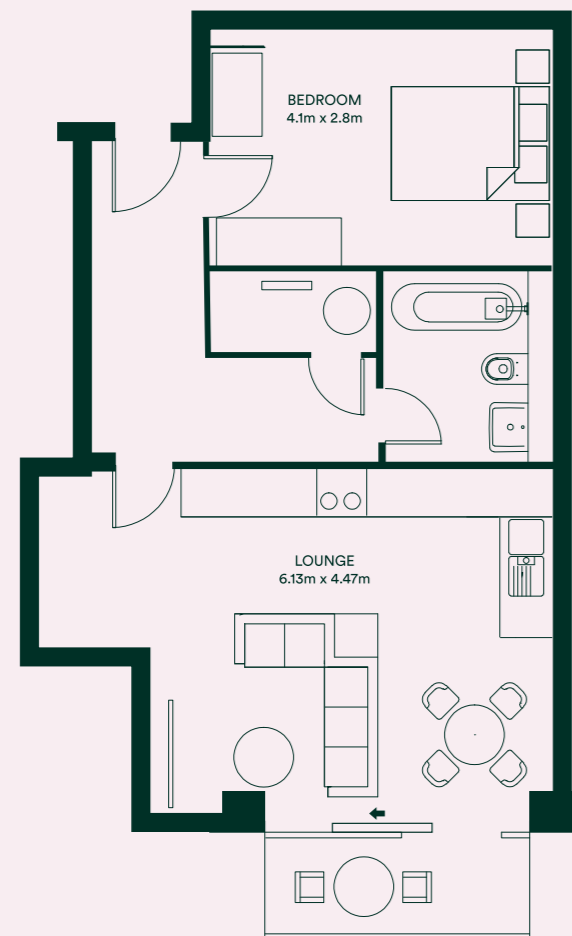
- 01. Indicative CGI of Kitchen
- 02. Rointe app controlled electric heating system
- 03. Bathroom
- 04. Indicative CGI of Living Room
- 05. Indicative CGI of Bedroom

Apartment plans

All living areas are south-facing ensuring a light and airy atmosphere with views over Queen's Gardens.

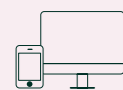
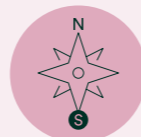
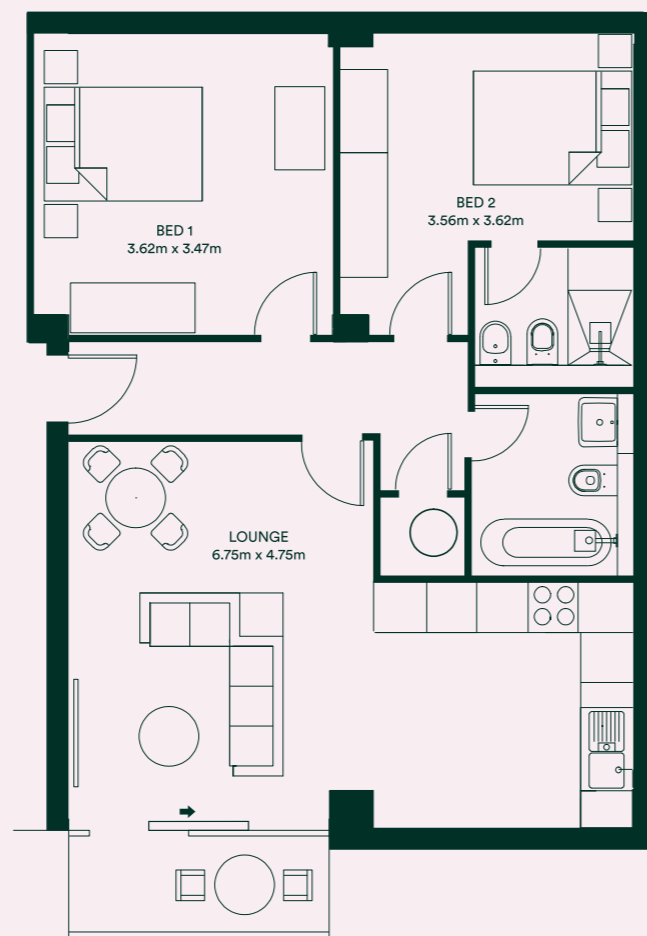
TYPICAL 1 BED APARTMENT

Floor level(s)	Bedroom(s)	Bathroom(s)
1-3	1	1



TYPICAL 2 BED APARTMENT

Floor level(s)	Bedroom(s)	Bathroom(s)
1-3	2	2



Further information

For more information on individual apartments and prices see the website.

www.theglasshousehull.co.uk



Indicative CGI of living/dining room

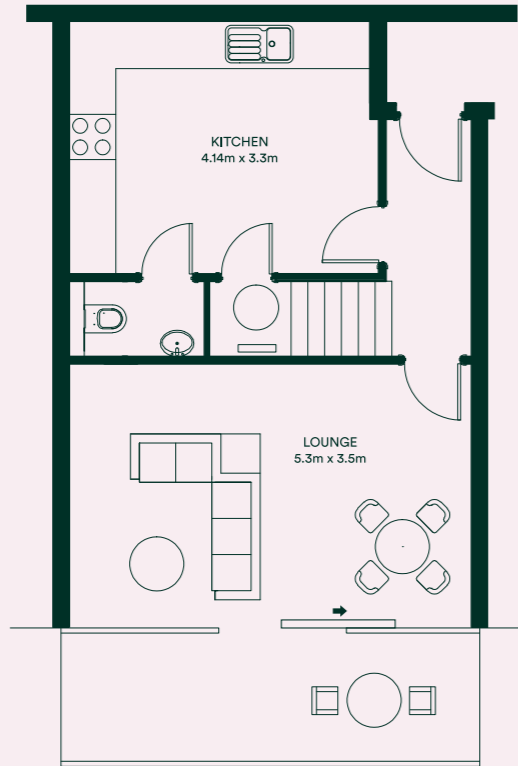
Penthouse plans

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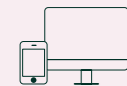
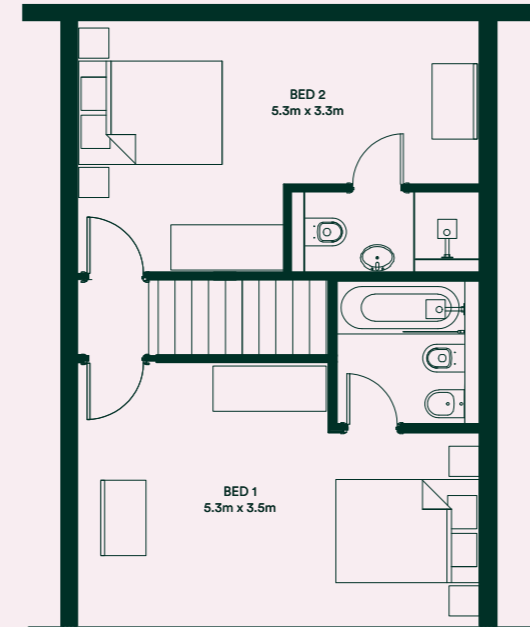
TYPICAL 2 BED PENTHOUSE

Floor level(s)	Bedroom(s)	Bathroom(s)
4 to 5	2	2 en suite 1 cloakroom

Level 4



Level 5

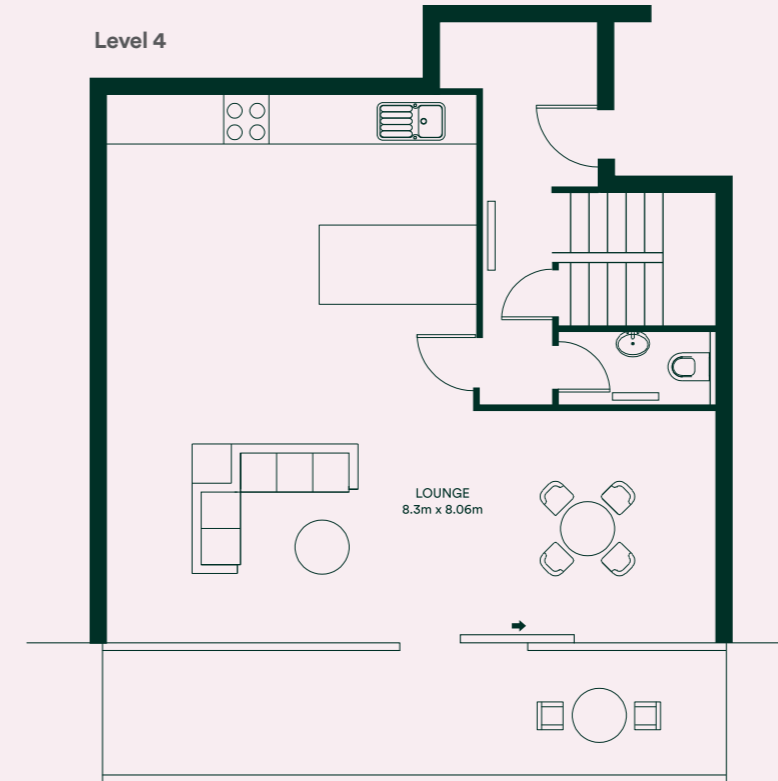


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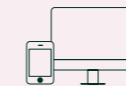
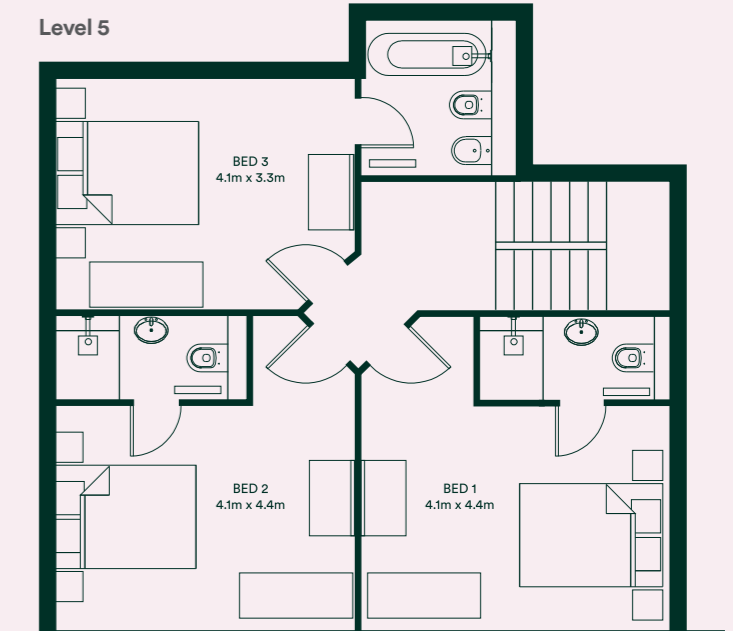
TYPICAL 3 BED PENTHOUSE

Floor level(s)	Bedroom(s)	Bathroom(s)
4 to 5	3	3 en suite 1 cloakroom

Level 4



Level 5



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Our approach is what sets us apart from all other developers.

We do more than just make beautiful spaces, we create a lifestyle for communities and owner occupiers.

This ethos is borne from experience in the local property sector - Jason Coleman has invested in property since 1993, growing a portfolio of 230 tenants in high-end shared houses and corporate quality apartments.

The birth of Iguana Developments in 2015 represented a major step change with support from a silent partner who, as a good friend and prolific businessman, saw Jason's vision of Hull as an opportunity to expand into larger projects.

As a result, Iguana Developments invested £42m to refurbish three major projects in Hull city centre, with more in the pipeline.

Of course we value the finer things in life but we rate individuality and independence more – a free spirit and freedom of choice, give an eclectic mix to bring out the best in our developments for our residents to live work and play.

All of Iguana Developments' properties have value added, not just a home but a lifestyle and now the Company is taking city living to the next level.



Backed by
HM Government

Help to Buy

The Glass House is registered with the Government 'Help To Buy' Scheme which gives buyers access to up to 20% of the purchase price (interest free for the first 5 years of owning the property). This means the purchaser will require a 5% cash deposit and a 75% mortgage for the remainder.

The Glass House comes with a 10 year latent defects policy underwritten by Checkmate. For more information on the Castle 10 policy, please refer to www.checkmateuk.com.

Owner friendly lease

As is normal when a building has multiple owner-occupiers with collective responsibility for maintaining the block and communal facilities, the apartments are being sold on a 250 year lease and it is our intention that the lease has owner friendly terms.

The ground rent will be set at 0.1% of the original sales price (i.e. sold for £140,000 it will have ground rent of £140 per annum). The ground rent is reviewed every ten years and linked to Retail Price Index (RPI), hence the amount payable will stay equivalent value of the £140 for the duration of the lease.

Property Misdescriptions Act

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Creating lifestyle for communities and owner-occupiers.



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