



2VIEW PROPERTIES



2View Properties are proud supporters of the Unipol Code



Unipol Code
For Shared Student Housing in the
Private Rented Sector in Leeds
2009/2012

This certifies that
2View Properties

Are a member of the
Unipol Code
For shared student housing in the private rented sector in Leeds

Valid until January 2012

Signed



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Student Life Begins Here!

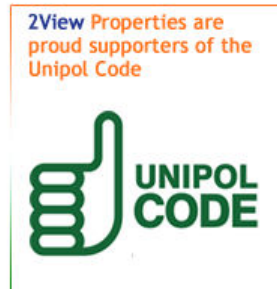
- Introduction

Located on Queens Road, in the heart of the multicultural, popular student area of Hyde Park, **2view properties** offer quality student accommodation in the renowned student areas of Leeds such as Hyde Park, Burley, Headingley and Woodhouse.

As experts in the provision of student accommodation, we understand that moving to a new place and an entirely new country for the purpose of studying can be stressful and daunting. Finding a comfortable and convenient place to settle in when undertaking your studies is crucial to having a pleasant and fruitful experience.

At 2View, we want you to enjoy your time in Leeds as well as have the necessary peace and comfort to fully concentrate on your studies. This is where we can help you – making your stay as pleasant and hassle-free as possible!

No other major letting agent will make you feel as secure, safe and on top of your domestic situation as **2view properties**. With our Bills included programme!!! there will be no nasty electricity, gas or water bills to pay for at the end of your year, no final payments, no worries and no hassle.



Price Package for International Student:

After many years of letting properties to international students, we have devised a package that will fulfil all your requirements for living in Leeds. As a company we feel it is of the greatest importance that you are fully in control of your finances and are aware of exactly what your outgoings are going to be, this will help in the planning of your future stay in Leeds by yourself and your parents.

WHY CHOOSE 2VIEW ?:

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- Our package is almost **20% & 35% cheaper** than the university accommodation.
- Our contracts are also designed to accommodate different courses and different start dates.
- Our standard package will be between **£55-£65 sterling pounds per person per week (pppw)**.
- Our all inclusive gold package includes gas, electric, water, and up to 10meg wireless Internet
- This will also include our personalised service which we have already made you aware of (Pick up from local airport , temporary accommodation etc.).
- Unlike other accommodation services we only ask for a **Minimal Deposit** that is totally **refundable** at the end of the contract.
- To make things even easier for you we have **our representative in India**, who will be able to answer any questions you may have. The contact details are mentioned at the end of the document.

- All properties are **Certified by UNIPOL** - the University recognised mark of accommodation standards.
- Links with the University International Student Office and are a **member of the RLA**, thereby giving us an advantage with both the landlords and private agents.
- There is a **24/7 emergency contact line** which ensures that any problems you may encounter will be sorted out as soon as possible.
- All properties are **fully furnished**.
- **Dedicated maintenance department** ensures that any problems are dealt with as efficiently as possible
- Unlike university homes, we provide you an **option to choose your flatmates** i.e with whom you want to stay. We deal in 1 bedroom studio flat to 10 bedroom shared houses. Where you have a choice to live in **only girls/ only boys/mixed apartments** and have an option to live with people who belong to same national/cultural/linguistic/ regional background.
- We offer **Fully Flexible Rent Contracts** as per the requirements of the students. Unlike university/other letting agents we offer contracts from **September'11 to September'12 (12 months contract)** and these can be further extended if notified in advance.

- **For example:**

The University contracts last till Middle of June of every academic year which means either the students have no where to stay or they have to extend their contracts with the university as the dissertation/thesis are submitted in September and for that the university charges some extra amount apart from the normal rent

The 2View Personalised Service – making you feel at home!

At 2View, we understand that being away from home can be very difficult. This is in addition to the demands of a new environment and the unfamiliarity of a new culture – everything may seem so foreign in a new country! Well, this is where the

2View personalised service comes in - a one-to-one service second to none!
We pride ourselves on offering a first class personalised service – our highly trained and courteous staffs deliver a **friendly, professional and refreshingly honest service** to our clients.

Our **staff is multicultural and multi-lingual** . When dealing with us regarding your accommodation, you will never feel like you are dealing with strangers. Because we understand your cultural backgrounds and needs, you will feel at home when dealing with 2View staff. We can arrange for the type of housing YOU want – a choice of where and who to live with, for example, if you prefer an all-female/all-male flat, we can arrange for that as we understand the needs of different cultures and groups. You can therefore be assured that you will live and study in an environment that is suitable to you and your unique needs.

At 2View, we will ensure that all your accommodation and living needs are taken care of, from providing you with:

- *A meet and greet service (this service is free, providing a contract is signed with 2View properties, otherwise there will be a charge of £12 per person) and transportation from the local Airport/Coach station/ Train station to your accommodation when you arrive in the country.*
- *Providing a temporary accommodation for 1-2 Nights (this service is free, providing a contract is signed with 2View properties, otherwise there will be a charge of £15 per person per night) for the students, so that you have a place to stay and relax when you view the accommodation options and can choose the one you are comfortable with.*
- *Helping you with various issues that will make you feel at ease while being a student here.*
- *Assisting you with **filling in complex forms**, National Insurance Number (N.I No.), bank account forms, Part time work form filling etc.*
- *Show you around your local area.*
- *Assist you with other essential stuff such as **guidance on opening a bank account** is among other things.*
- *As a student is allowed to work 20 hours per week legally, we may be able to assist you in finding work as our company owns other businesses like Travel agency (International/local flights), furniture, food courts, takeaways etc. Hence we are capable of assisting you in **finding a part time job** that will help you in bearing your day to day expenses during your stay.*
- *All this is done with your comfort in mind, in a manner that will make you feel at home right here in Leeds!*

- Our **location in Hyde Park** is central to the service we provide to you. Hyde Park is very close to the Universities and is a short walk away from the Leeds City Centre. Hyde Park is a student area that is truly multicultural and international in the amenities it provides. 2View has a unique knowledge of the local area and a recognition in the community making it a well-respected entity thereby ensuring that you are in capable hands.
- Central to the Hyde Park area is the park itself, which provides a beautiful atmosphere, with students taking walks/jogs through it as part of their fitness routine or simply enjoying a picnic and games during the summer months.

During this time, Hyde Park becomes a bee-hive of activity, creating a vibrant and exciting atmosphere. Furthermore, Hyde Park boasts of its own cinema, the Hyde Park Picture House which has been showing films and stage performances for more than 100 years.

- Close to Hyde Park is Burley, another popular student residential area that provides direct access to the city centre and the Universities as well as the greater areas of Leeds such as Headingley and Kirkstall. 2View has excellent student accommodation, providing you the opportunity to be away from the hustle and bustle of the city and yet be close enough to the University and other amenities. There are a number of local shops in the Burley area to serve your immediate needs and the close proximity to Hyde Park, Headingley and the City Centre ensures that you are never far away from everything. Burley also benefits from being close to the Kirkstall Complex where a multi-screen cinema, various restaurants, a bowling alley and private gyms can be found.

Leeds – *Live it, Love it!*

- Leeds is a vibrant city with a rich culture and heritage. It boasts of the second largest student population outside London with over 200,000 students. In 2007 the city celebrated its 800th anniversary and is referred to as the commercial and cultural capital of the North. With its two major universities, the University of Leeds and Leeds Metropolitan University, and various other further education colleges, Leeds is truly a student city at heart.
- It has excellent transport links across the country, connecting the city to major cities like London and Edinburgh and its main airport Leeds Bradford Airport provides access on an international level.
- Leeds also boasts of being a first class shopping destination, whether its the high street chains or exclusive shops, they are all available to cater for every taste. **Many stores offer student discounts so you can make sure you are saving even while shopping!**
- For sport enthusiasts, Leeds provides various sporting activities, such as Rugby and Cricket, with playing fields closely accessible in Headingley. The city is also surrounded by beautiful countryside with the Yorkshire Dales right on your doorstep, allowing for long treks and mountain climbing.
- Leeds therefore has everything you would ever want to experience as a student, from the excellent choice of accommodation to the availability of places to shop, relax and visit.
- **With 2View's personalised service and the presence of so much to choose from while being here, your student experience is bound to be one you will enjoy thoroughly!**

In case of any Queries please feel free to contact the India representative by mail/phone or send us your contact number and we can call you at a time suitable to you.

Personal Experience (Aditi):

I am an ex-student of University of Leeds and pursued my Masters from University of Leeds in 2006. When I came to Leeds I approached various local Letting agents and went through a lot of hardships in finding an affordable and good accommodation that was closer to university and yet cheaper than University Halls. Another reason to find a private property was that, being a vegetarian I was also apprehensive to share the kitchen with a non- vegetarian. And in a university accommodation you don't have a choice to select the flatmates with whom you share the kitchen and washroom.

Being alien to the culture and location I did not want to sign a contract with a company which was not reliable or the property was not up to my expectations in terms of quality/rent/location etc.

Hence I stayed in a Bed and Breakfast and spent almost 12 days looking for an accommodation as, finding one after August was another challenge as most of the properties had already been rented out. The B & B that was cheapest and closest to university cost me 30 G.B.P/day i.e. almost 360 G.B.P. It was wastage of money but I had no choice.

Finally I went to a letting agency which showed me a 3 bedroom apartment with a kitchen & living room for just 100 G.B.P pppw. I was happy to make the deal finally until I realized that the apartment was almost 2 miles away from the university and it was a Council Building where the government gives refuge to people who had ever served a sentence (Criminals).

Next day I went to the famous local grocery shop “ABU BAKAR” to buy some desi food and this is how I fortunately came across **2view properties**. I found the staff so understanding and helpful that they showed me a good and cheap property close to the university i.e Burley Lodge Road. The location of the flat also helped me to save on travelling expenses as it was at a walking distance from the university. Not only this I was being assisted in other formalities like Bank account, N.I form/ interviews. As they own other businesses as well I managed to find a part time job with them during my Christmas Break.

There was a sense of security as I was living in a property owned by a company which prioritizes customer satisfaction by their friendly and honest services throughout the stay.

After finishing my course I worked full time in a Private Company as H.R co-ordinator (Full time i.e. 40 hours per week) hence, I had to further extend the contract and could easily do that for the same house without any hassles of shifting or paying any extra charges for extension. The 24/7 emergency contact line and the dedicated maintenance service made the stay all the more comfortable and secure

I have shared my personal experience with you all so that you don't have to face the hardships which I went through few years back and can actually enjoy and reap the benefits of this lifetime opportunity of staying and studying in LEEDS.

You should actually stay in one of the 2view houses to believe what I have said!!!!!!

**Warm regards,
Aditi**

Contact Details



Christopher James Stanley Bridges – Director



Jaswinder Singh Lyall – Head of Maintenance



Shila Patel – Overseas Students Coordinator

My name is Shila Patel and I work for 2view properties as the overseas coordinator. My aim is to make your stay in the United Kingdom as comfortable and hassle free as possible, like a home to home experience! but with the education of course.

I am your personal contact throughout your stay. Why not try our new feature on our website, where you can now view all our properties in 3D using our street view. We can also forward the internal pictures of the property at your request.

To contact me call our office number (0044 1132 748 142) between the hours of 4:30pm -10:30pm India time (12:00pm - 18:00pm UK time), or by email shilapatel@2viewproperties.co.uk

I look forward to assisting you

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