

77 Brownlow Hill  
Liverpool  
L3 5TY



# 77 Brownlow Hill

## £211,000

### Full Description

This impressive new development has just launched and is poised to make a significant impact on Liverpool's skyline. Offering high-quality one and two-bedroom apartments, it is designed to provide tenants with a luxurious living experience. Located on the edge of Liverpool City Centre, residents will enjoy the convenience of being just a 10-minute walk from the vibrant city hub, making it an ideal choice for professionals and students alike.

This off-plan investment opportunity is currently 20% below market value, offering exceptional potential for investors. With short-term lettings permitted and potential yields of up to 10%, it provides a strong income stream. Prices start at £135,900 for one-bedroom apartments and £195,000 for two-bedroom apartments, with a ground rent of just 0.1% and a 250-year leasehold.

The location adds further appeal, with the £5.5 billion Liverpool Waters regeneration area only a 10-minute walk away. The North West region is projected to see a 27.3% increase in house prices by 2024, and Liverpool has already achieved a 10.7% capital growth rate in the past year. The L3 postcode offers an average rental yield of 7.40%, making this an attractive opportunity for both short and long-term returns.

With a leasehold tenure of 250 years and estimated service charges of £2 per sq ft, this development is a secure and cost-effective investment. It is also expected to fall under Council Tax band A, adding to its affordability for tenants and appeal for investors.

For more information or to discuss this opportunity further, contact us today at 0151 244 5431.

Please note: All information is subject to change.

Local Authority

Council Tax Band C

EPC Rating



### Contact

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