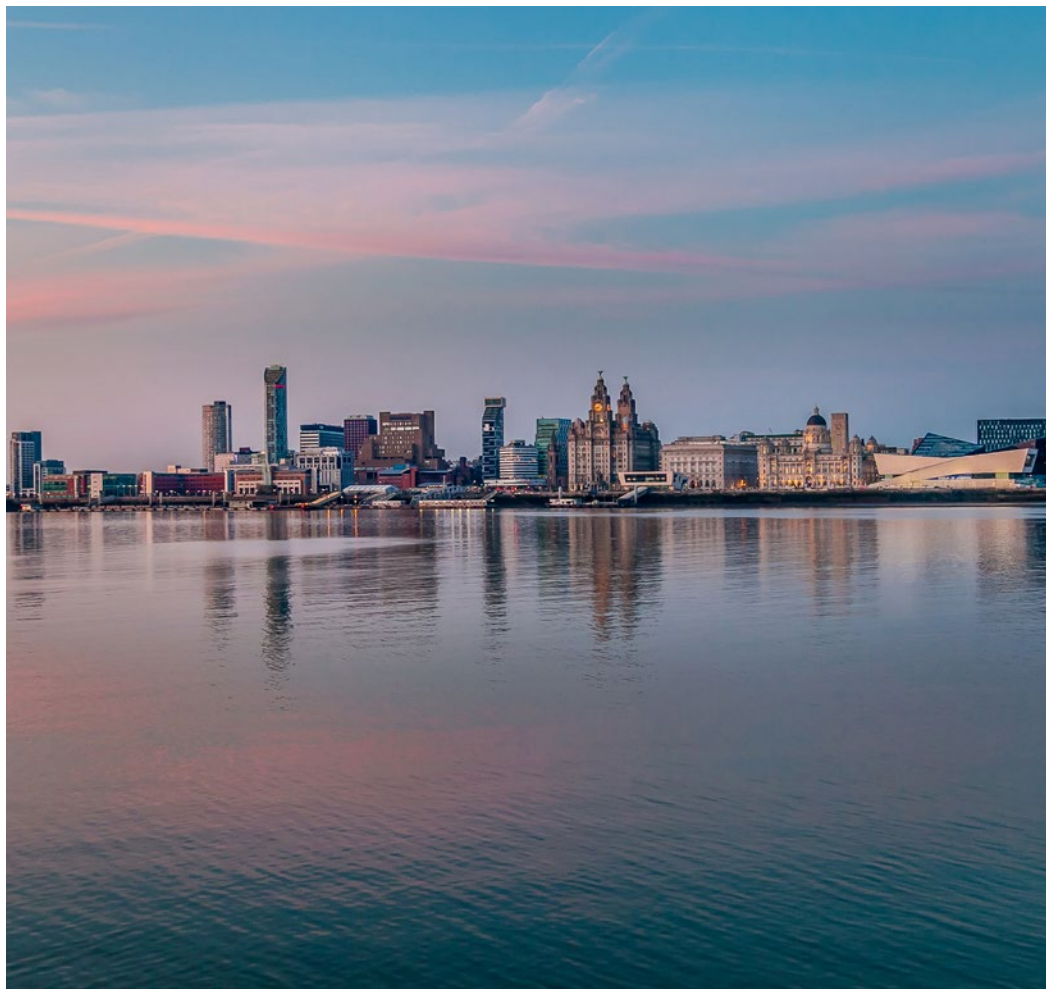


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Hurst Street
LIVERPOOL



INVESTMENT FEATURES

- Rare Opportunity to Invest In a Signature Residential Property Development
- 204 modern luxury apartments - 1 beds from £145,260, 2 beds from £194,950
- Completed Development
- 15% Below Market Value
- Prime Location In Historic Liverpool Waterfront
- 5 Minutes Walk To The Famous Liverpool ONE Shopping Centre
- Management In Place Through Established Local Company
- Experienced Development Team - 10 Year Build Warranty





"A SIGNATURE RESIDENTIAL PROPERTY DEVELOPMENT THAT WILL SET THE STANDARDS IN MODERN LUXURY LIVING IN THE CITY"

THE OPPORTUNITY A BUY-TO-LET HOT SPOT



We are proud to introduce 49 Hurst Street - a signature residential property development that will set the standards in modern luxury city living in the exciting city of Liverpool. Offering property investors an affordable entrance to the lucrative UK Buy to Let sector priced 15% Below Market Value - 49 Hurst Street is a great growth and income vehicle for both experienced and first time investors alike.

Liverpool is one of the UK's top ten locations for buy-to-let property investment and its private rental market is booming, as data from Direct Line for Business reveals that over half of the city's housing stock falls within the rental market. The strong demand has been fuelled by young professionals attracted to Liverpool as the perfect destination to live and work, driving up property prices and creating a private rental market which is expected to continue to expand in the future. Locations close to the regeneration schemes and major employment such as the historic waterfront and city centre, command the most impressive returns.

Property prices in Liverpool have continued to experience 7% growth year-on-year due to the acute shortage in housing in the city, although prices remain low in comparison to the rest of the UK. This housing shortage will not be rectified for some years, so the RICS predicts that prices will continue to rise.



M&S
Arena

Albert
Dock

Business
District

Liverpool
One

Shopping
District

University
District

China
Town

Baltic
Triangle

Anglican
Cathedral

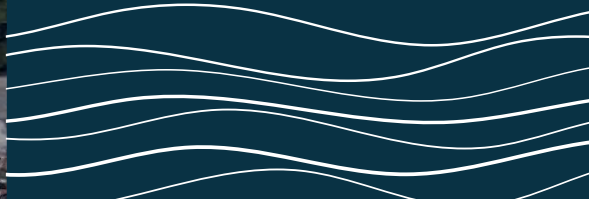


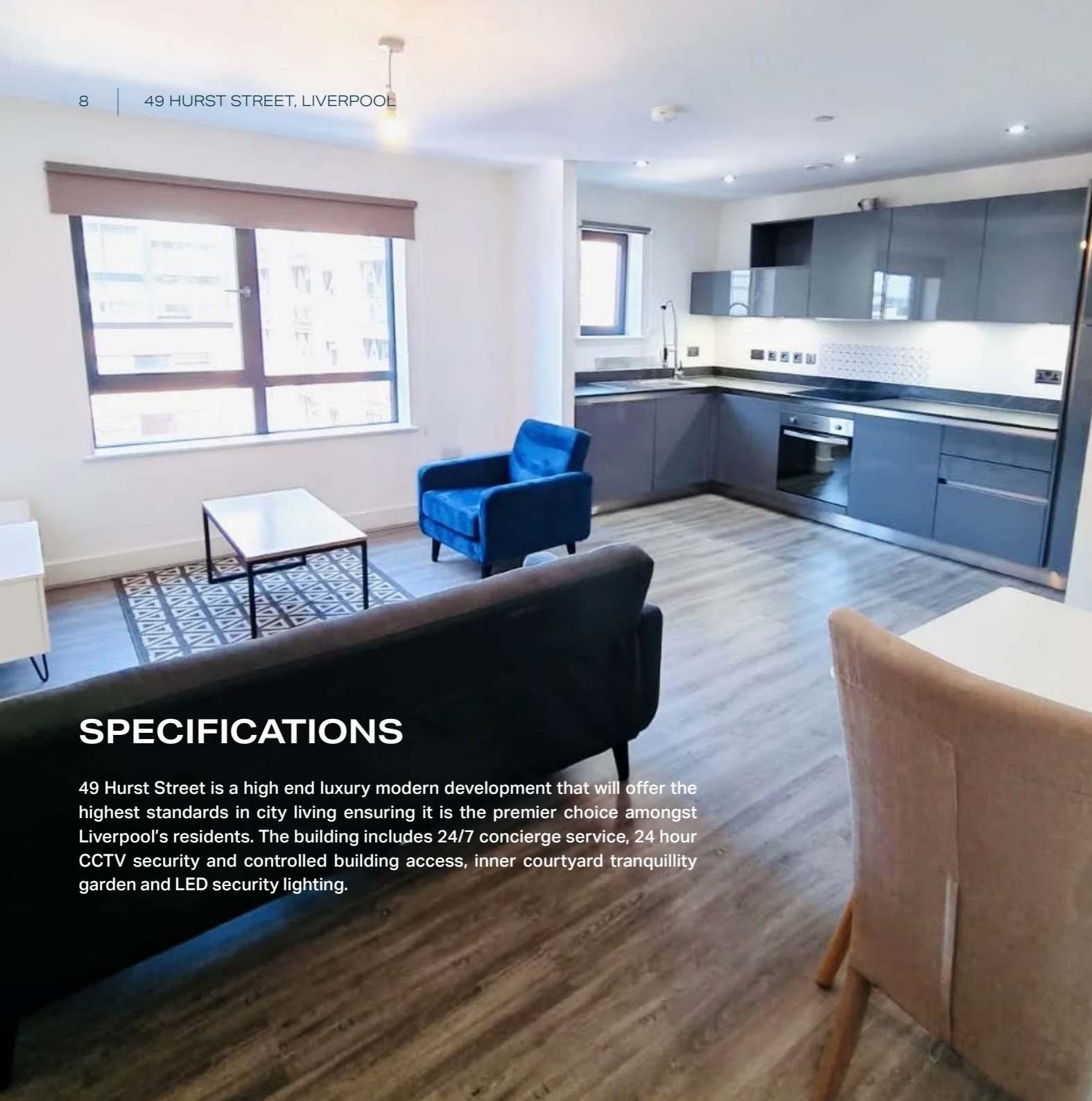
49 Hurst Street is in a desirable city centre location close to the heart of Liverpool's Central Business District, a vibrant business community, and the coveted Baltic Triangle. Adjacent to the beautiful historic waterfront this mix of 204 luxury 1 and 2 bed apartments is perfectly positioned to attract city workers, young professionals, post graduates and discerning international students.

Boasting a prestigious L1 post code 49 Hurst Street is on the doorstep of Strand Street, James Street, Albert Dock and Kings Dock for the wealth of cultural, touristic and entertainment industries, the £1 billion Liverpool One shopping centre and the eclectic Baltic Triangle, Ropewalks and China town for their vibrancy and selection of restaurants, bars and nightlife.

- Albert Dock 0.4 miles
- Echo Arena 0.4 miles
- Liverpool One Shopping Centre 0.4 miles
- Ropewalks 0.5 miles
- Three Graces 0.6 miles
- James Street Station 0.6 miles
- Liverpool Central Station 0.6 miles

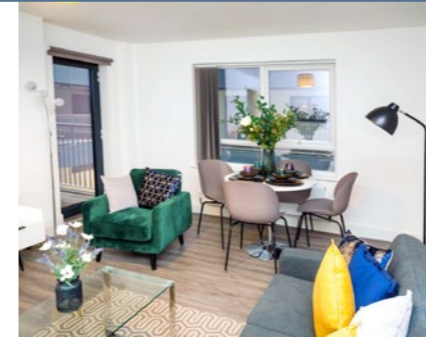
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SPECIFICATIONS

49 Hurst Street is a high end luxury modern development that will offer the highest standards in city living ensuring it is the premier choice amongst Liverpool's residents. The building includes 24/7 concierge service, 24 hour CCTV security and controlled building access, inner courtyard tranquillity garden and LED security lighting.



APARTMENT SPECIFICATION

- LVT Flooring
- Choice of blinds or curtains to windows
- Eco electric heating
- Hot water cylinder
- Low voltage LED lighting
- Mains wired smoke alarms
- TV aerial and SKY TV points
- Internet and telephone points
- USB and 3 pin electrical sockets

MODERN FITTED KITCHEN

- Composite worktops
- High gloss units
- Contemporary styled basin with chrome finishing with designer mixer tap
- Integrated dishwasher, oven, fridge/freezer and washer/dryer
- Designer hob
- Recessed LED mood lighting
- Wine rack

LUXURY FITTED BATHROOM

- WC, Basin, Bath incl. Shower, floor and wall tiles to ceiling
- Towel rail radiator
- Mirror
- Bathroom ironmongery (toilet roll holder, vanity mirror)
- Shaver plugs 110v and 240v

PURCHASE PROCESS

Reservation amount:	£5,000 to secure the property for the investor price agreed, paid to and held by the sellers authorised representative.
Reservation terms:	Paid upfront and refundable less charge for abortive legals and administration costs if suitable mortgage cannot be agreed.
Exchange deposit terms:	Target for a simultaneous exchange and completion. Delayed completion available.
Exchange timeframe:	Target 28 days from date sales contract is issued to buyers solicitor to run concurrent with mortgage application or cash purchase.
Parking:	10 spaces available for £15,000 (can be added to investor price). Only 1 space per property, reserve list for a second space if somebody else doesn't require parking).
Furniture:	Furniture packs available upon request. Tenanted properties do not need furniture packs.
Freehold or leasehold:	Leasehold
Lease remaining:	250 years
Ground rent:	£0.00
Service charge:	Estimated / as per schedule £2.50 psf
Completion date:	Stock built
Vacant or tenanted:	Tenanted (tenants may move in and out between reservation and completion, some small vacancies may occur and rents may change).



FAQS

Q: Where is 498 Hurst Street located?

A: On Hurst Street just off Wapping and 300m from Strand Street. The development is located in the L1 post code area and adjacent to the historic Liverpool waterfront including Albert Dock.

Q: Am I buying a freehold or leasehold interest?

A: The title of the properties is 250 years leasehold registered with the UK Land registry.

Q: When was the building completed?

A: Full construction started in May 2017. Completion was completed in Q2 2019.

Q: Is there a management company in place?

A: Yes, Liverpool Property Solutions have been appointed to manage the building, and the properties on an individual basis should the purchaser choose.

Q: Can I sell my property at any time?

A: Yes. You can sell the property on the open market at any time to capitalise on the appreciated value.

Q: Is there an exit strategy?

A: Yes. 49 Hurst Street is a residential development with open market re-sale opportunities to both investors and home-buyers.





This report presents an insight into purchasing an exclusive apartment in this Signature UK Buy to Let property development.

Please contact us to discuss 49 Hurst Street and request further information such as floor plans, financials, availability and to reserve an apartment.

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