

RICHMOND ROW

A P A R T M E N T S

APARTMENT 301



ROSMARA
DEVELOPMENT GROUP

RWinvest

EST. 2004



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A LUXURY RENTAL PROPERTY

Part of the Richmond Row development in Liverpool city centre, this stunning two-bedroom apartment offers luxury accommodation in a prime location. Just five minutes from Lime Street Station and a short distance from the city's main sporting venues and university campuses, there is no shortage of tenant demand in the surrounding area.

This property comes complete with luxury furnishings and is primed to generate a strong rental income from day one. Spacious at 678 Sq Ft, with an open-plan layout and modern integrated kitchen, apartment 301 is also fitted with premium white goods and appliances making for a turn-key investment.

Uniquely, it comes with serviced planning consent, meaning it can be listed on platforms like Airbnb for short lets. While the apartment is equally ideal for long-term tenants based in central Liverpool, short-term rentals offer a highly lucrative buy-to-let opportunity, especially during peak times.

IN A PRIME CITY CENTRE LOCATION

- ✔ **Luxury 2-Bed Apartment**
- ✔ **Liverpool City Centre**
- ✔ **Fully Furnished**
- ✔ **Approved for Short-Term Lets**
- ✔ **Advertise on Airbnb & Booking.com**
- ✔ **Sleeps up to 6 People**

APARTMENT FEATURES



2 Bedrooms



2 Bathrooms



678 ft²



Open-Plan Living Space



Modern Integrated Kitchen



Premium Grade Appliances
(Including microwave & washing machine)



Furniture Pack Included



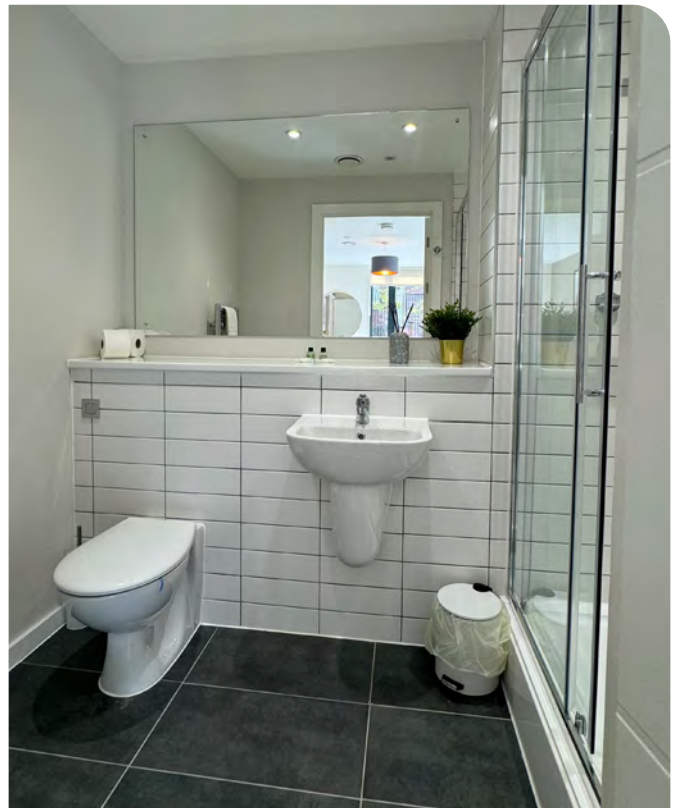
Internet Access



CCTV Monitoring



Free Parking Nearby



KEY INVESTMENT POINTS

AN EXCLUSIVE BUY-TO-LET OPPORTUNITY

Apartment 301 is currently listed at £280,000 which includes a luxury furniture pack and legal fees. With an average occupancy rate of 80%, this property has the potential to generate upwards of £33,600 in annual returns on the short-term rental market.

On a standard midweek night, it will typically be rented for £90 which - thanks to its proximity to Anfield Stadium - can increase to as much as £200 when European Cup matches are taking place. As a city, Liverpool experiences high demand for rental accommodation all year round, with quality apartments like this capable of generating up to £600 a night on weekends.

ANTICIPATED COSTS

Council Tax: **Between £1,600 - £1,850**

Cleaning: **£400 PCM on Average**

Broadband: **Approx £15 PCM**

Utilities: **Approx £1,300 per Year**
(Water & Electricity)

Service Charge: **£1,072 per Year**

Ground Rent: **£0**

KEY FINANCIALS

List Price:

£280,000

(Furniture pack & legal fees included)

Est Gross Rental Income Per Month:

£2,800 PCM

Est Gross Rental Income Per Year:

£33,600

Average Occupancy Rate:

80%

5 Year Value Growth Projection

28.8%

SHORT-TERM LETS RETURN PROJECTIONS

Midweek (standard):

Approx £90/Night

Midweek (Major events):

Approx £200/Night

Weekend (depending on city events):

£150 - £600/Night

FLOOR PLANS





LOCATION

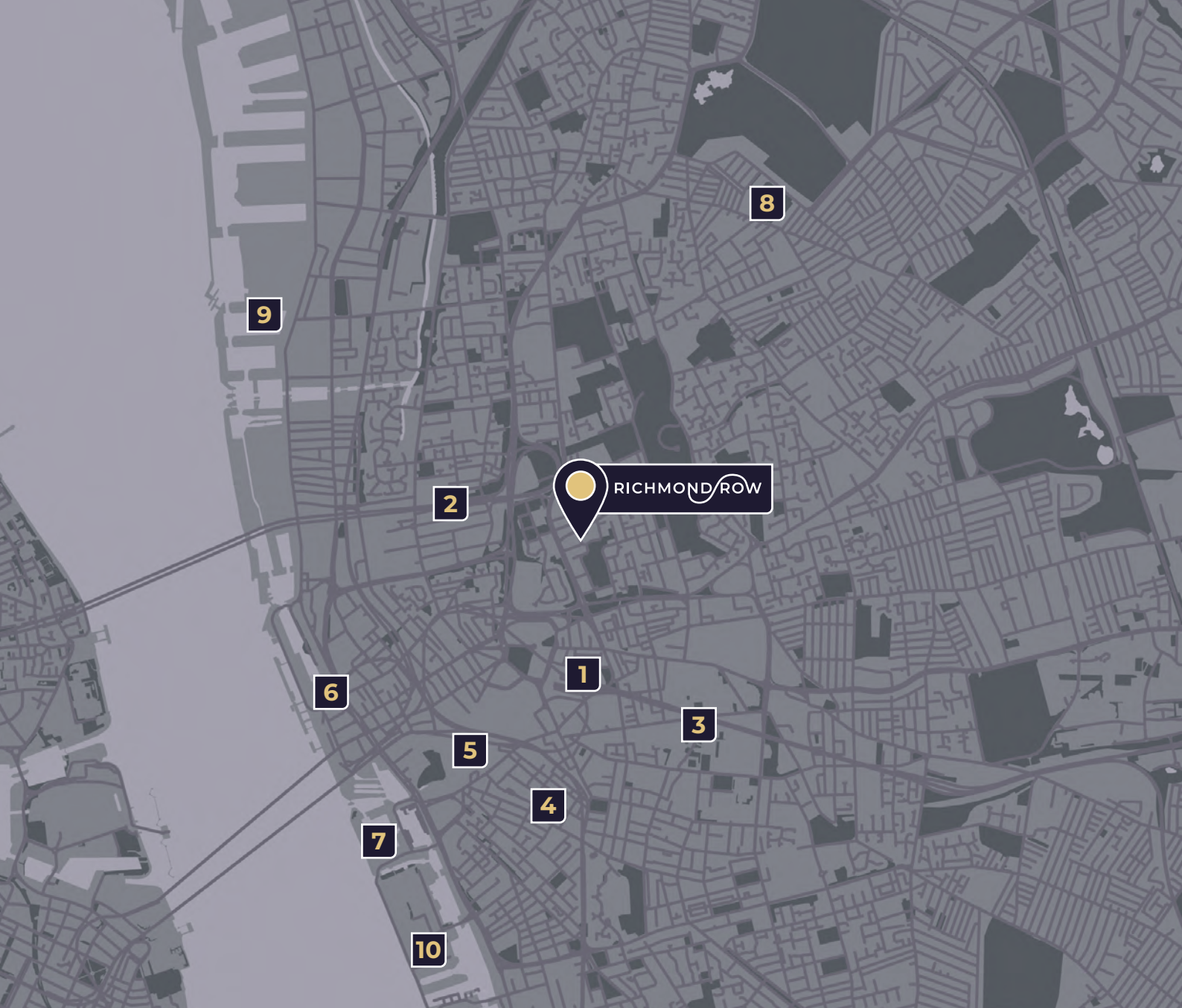
Richmond Row offers an ideal location for both long and short-term residents. Just 5 minutes from Lime Street Station - providing transport links across the UK - and 1km from the city's main university campuses, this is an excellent area for students and working professionals to rent.

It's also close to major attractions such as Anfield Stadium, Blackstock Market, Liverpool One and the Royal Albert Dock, which can significantly increase

rental earnings and demand on the short-term lettings market.

In terms of investment and regeneration, the expansive Liverpool Waters Scheme sits less than 2km from the doors of Richmond Row. This ambitious project is set to transform the city's northern docklands and contribute to a value growth forecast of over 28% for properties in the area over the next five years.





AREA PROXIMITY MAP

1	Lime Street Station	750m	6	Liverpool Waters	1.5km
2	Blackstock Market	760m	7	Royal Albert Dock	1.7km
3	University Campuses	1km	8	Anfield Stadium	1.8km
4	Ropewalks	1.2km	9	New Everton FC Stadium	1.9km
5	Liverpool ONE	1.3km	10	M&S Bank Arena	2km

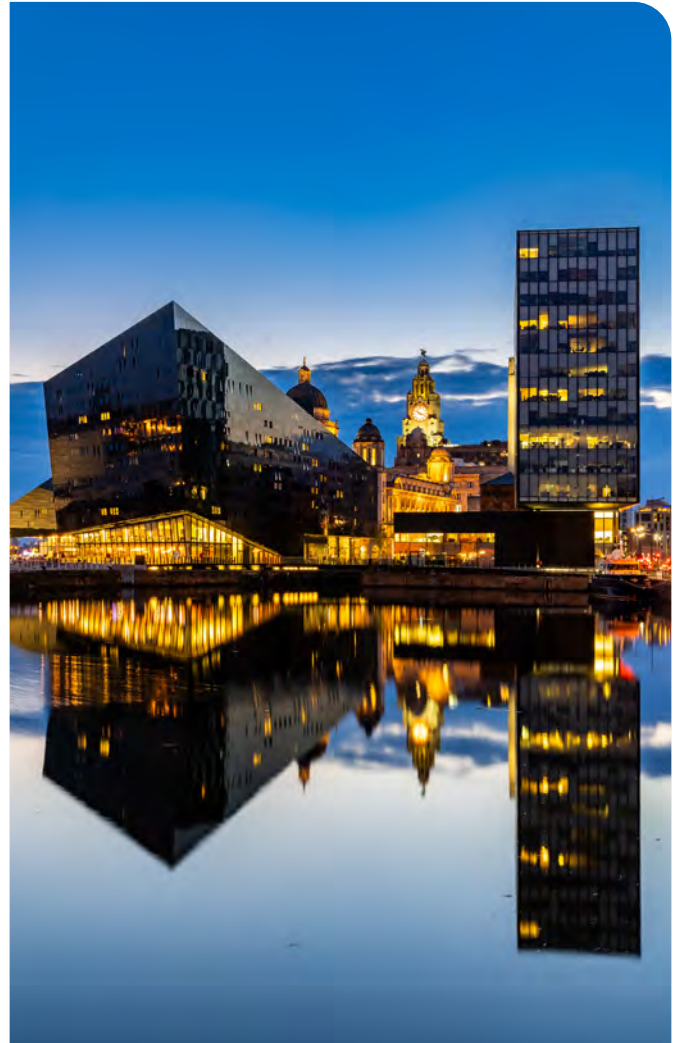
WHY INVEST IN LIVERPOOL?

With a GDP of approximately £14.2bn, Liverpool is a key driver behind the continued growth of the North West region and is one of the UK's top ten cities for achieving high rental yields, according to Zoopla.

The city's working population now stands at more than 274,000 and with just over 1,600 properties on the rental market, there are great opportunities for buy-to-let investment.

On top of this, Liverpool has one of the strongest short-term lettings markets in the UK, with thousands of tourists visiting the city every week. Be it football matches, concerts, a vibrant night scene, or the inspiring story of the world's most famous band, Liverpool has something for everyone, which is reflected in the 60 million visitors that flock to the city annually.

Thanks to the major investment and regeneration that is taking place across the city region, property values in Liverpool and the wider North West are expected to rise by over 28% in the next five years, so there has arguably never been a better time to invest.



LIVERPOOL GROWTH

✔ **£14.2bn GDP**

✔ **60 Million Visitors Annually**

✔ **274,000 Working Professionals**

✔ **£14bn City-Wide Investment**

✔ **Thriving Short-Term Rental Market**

✔ **28.8% Property Value Growth Projection**



KEY REGENERATION PROJECTS

£5.5bn Liverpool Waters Scheme

£710m Merseyrail Network Pall

£2bn Knowledge Quarter

£200m Mall Corporate Zone

£1bn Liverpool2 Superport

£128m Baltic Triangle

£800m Everton FC Stadium

£100m Proposed Trackless Tram

REVIEWS FROM SHORT-STAY TENANTS

76 Reviews

Average Rating:

9.2/10

Booking.com



”

The apartment was in a great location, the place was very spacious and clean. The design is modern and every room had its own bathroom. The apartment supplies pretty much everything you need for a stay. The area was quiet and peaceful.

- **Simona**

”

Lovely apartment, very clean and comfortable in a convenient location.

- **Sharon**

”

Modern, clean and comfortable, supplied with everything you could want.

- **Lewis**

”

Excellent apartment, new and clean! Everything was beyond expectations.

- **Patricia**

”

Very enjoyable - it was very comfortable, well furnished and clean. The block of flats were close to the city centre.

- **Helen**

”

Comfortable and clean apartment. Quiet, light and airy. Had all that we needed. Not too far from anything!

- **Andrew**

RWinvest

EST. 2004

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Recently named the **Best Real Estate Agency in the UK**

RWinvest is an award-winning organisation that has been recognised on multiple occasions for its pioneering and client-focused approach to property investment. The hands-on approach of our dedicated teams, quality and location of top investment properties in the UK and innovative marketing techniques have all contributed to our UK-wide success.



UNITED KINGDOM
**PROPERTY
AWARDS**
REAL ESTATE

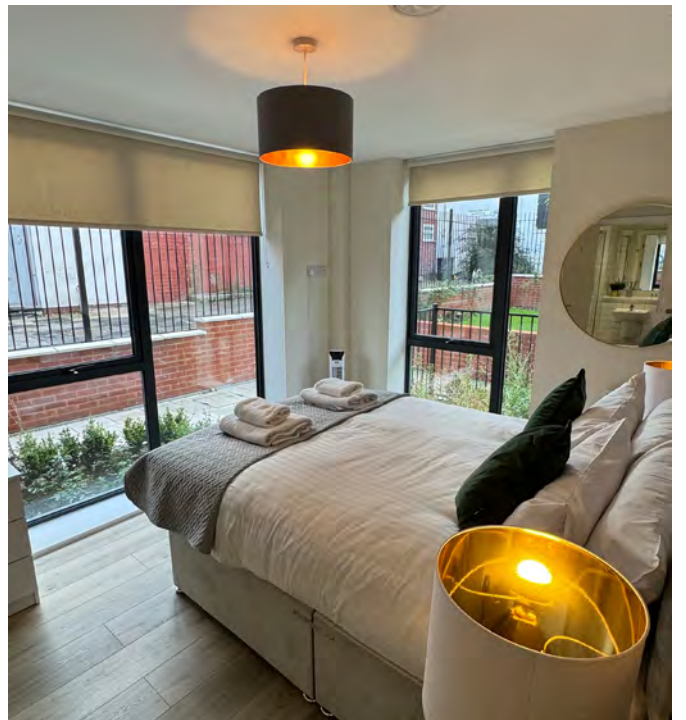


BEST ESTATE AGENCY
2-4 OFFICES
UNITED KINGDOM

RWinvest

2023-2024





RICHMONDROW

A P A R T M E N T S



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