




PARLIAMENT
SQUARE



*'A new residential community in
the heart of Liverpool'*





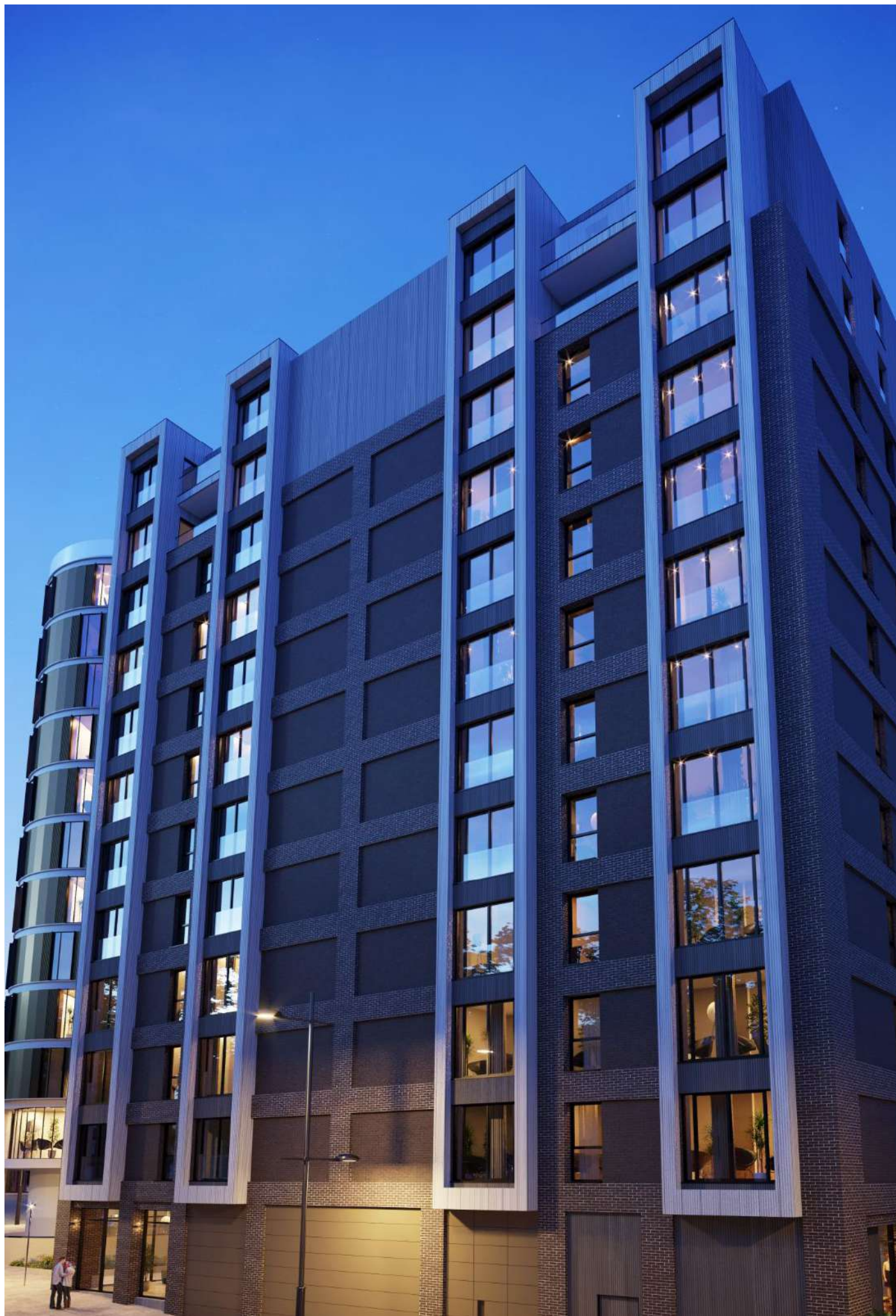
Liverpool city centre is welcoming a visually stunning new development located in the emerging Baltic Triangle district. This residential apartment building blends natural brickwork with modern panels and glass balconies on the exterior, whilst providing luxurious studios, one and two-bedroom apartment spaces.

This is more than just the next property development on the block, forming a vibrant community in the heart of Liverpool's creative business zone. Onsite bars and restaurants located on the development complex mingle with planted trees along the central boulevard, delivering the perfect balance between a green and urban lifestyle.

Parliament Square makes an excellent investment choice. Assuring 7% net rental returns for the first year, it's also well located to encounter strong capital growth as the city centre of Liverpool continues to regenerate and flourish into the future.

PRICES FROM
£104,950

7%
NET RETURN



Studios, One and Two-Bedroom Residential Apartments

The standard of apartments in Parliament Square elevate this investment to a whole new level. A selection of studios, one and two-bedroom properties are fitted with only the most luxury amenities, such as floor-to-ceiling windows, integrated furniture, elegant ceiling spotlights and premium wood flooring finished to the highest quality.

Perfect for renting couples, friends, young professionals of the city and even young families, these versatile apartments for residential use enjoy views over Liverpool's many famous landmarks and the higher units even boast sophisticated private balconies.

Furniture packs are available to purchase upon request and are required to qualify for the 7% net return.





GYMNASIUM



COURTYARD



PRIVATE
CINEMA



ROOFTOP SPA
& SWIMMING POOL



BARS &
RESTAURANTS



30,000 SQFT
RETAIL SPACE

Apartment Living with Hotel-Style Facilities

Parliament Square benefits from a wealth of stylish onsite facilities more acquainted with a five-star hotel resort than a residential apartment block.

A central boulevard runs through the development lined with trendy commercial units lending themselves to bars and restaurants with outdoor seating. Tenants can spend the summer months drinking under the shade of the planted trees among the hustle and bustle of city life, whilst taking advantage of the sauna and spa in the winter for all year-round luxury.

There's also a gym, private cinema, communal lounges, workspaces and a concierge app exclusive for Parliament Square tenants, not forgetting access to the stunning rooftop pool and spa experience available onsite.







The Rise of Liverpool City Centre

Out of anywhere in the UK including London, Liverpool is the number one destination to invest in buy to let property and consistently ranks highly for national rental yields. A symbol for wealth and prosperity in the North of England, Liverpool's economy is growing by £1.6bn every year, and regeneration is taking hold across every corner. Over £15 billion of it in fact.

It's a great place for tenants to live. The unique culture echoes throughout the famous sports teams, celebrity musicians, history, architecture and of course the stunning waterfront which is recognised across the world. As more people choose to work, study and live in Liverpool however, there has become a shortage in supply of luxury rental accommodation.

This is where new developments like Parliament Square come in, delivering exactly what tenants want and need from their next rental home, whilst creating a lucrative investment for property buyers with excellent growth potential.

*'There has become a shortage
in supply of luxury rental
accommodation'*



LIVERPOOL:

ECONOMY WORTH:

£149BN

**TOTAL
REGENERATION:**

£15BN

**PRICE GROWTH
PROJECTION:**

10% BY 2022

**RENTAL GROWTH
PROJECTION:**

10% BY 2022

RENTAL YIELDS:

**MORE THAN
2 X LONDON**

Liverpool City Centre Expands

Liverpool is simply the place to be. There's a thriving central business district creating an abundance of job opportunities, its three universities are attracting more students than ever with a graduate retention rate of 31%, and the population continues to increase at one of the fastest ever rates recorded in the UK.

The city centre has expanded so much that its population is now double what it was just a decade ago, now home to nearly 40,000 people. Most of this demographic are aged between 17 and 29, a perfect age for renting property in the city's central zones.

It's not just the population which is growing, with the city centre boundaries constantly being pushed outwards due to new regeneration projects. The £5.5bn Liverpool Waters scheme will redevelop acres of docklands whilst the Baltic Triangle forms a new creative district in an expansion of the city centre.

*'The city centre is now home to
nearly 40,000 people'*

An aerial photograph of Liverpool, UK, showing the city skyline and waterfront. The image highlights several regeneration projects. In the foreground, the Liverpool Waters area is visible, featuring modern residential and commercial buildings along the waterfront. The Knowledge Quarter is also shown, with its distinctive skyscrapers. Other areas like Anfield, St James, and the Baltic Triangle are indicated by text overlays. The River Mersey flows through the city, and the Liverpool Lighthouse is visible on the left.

REGENERATION IN LIVERPOOL

£5.5BN
LIVERPOOL WATERS

£2BN
KNOWLEDGE QUARTER

£260M
ANFIELD PROJECT

£700M
BALTIC TRIANGLE

£50M
ST JAMES
TRAIN STATION

£400M
LIVERPOOL2
SUPERPORT



The Baltic Triangle is the 'Coolest Place to Live'

Part of the reason why Liverpool city centre is attracting so many new tenants is its hip new district, the Baltic Triangle. Located in the south of the city centre beside the waterfront, it has recently been coined the UK's official coolest place to live by The Times.

An established business hub by day and party hotspot by night, digital and tech start-up companies mix with indie food markets, vintage furniture stores and lively cocktail bars to produce one of the most unique locations Britain has ever seen.

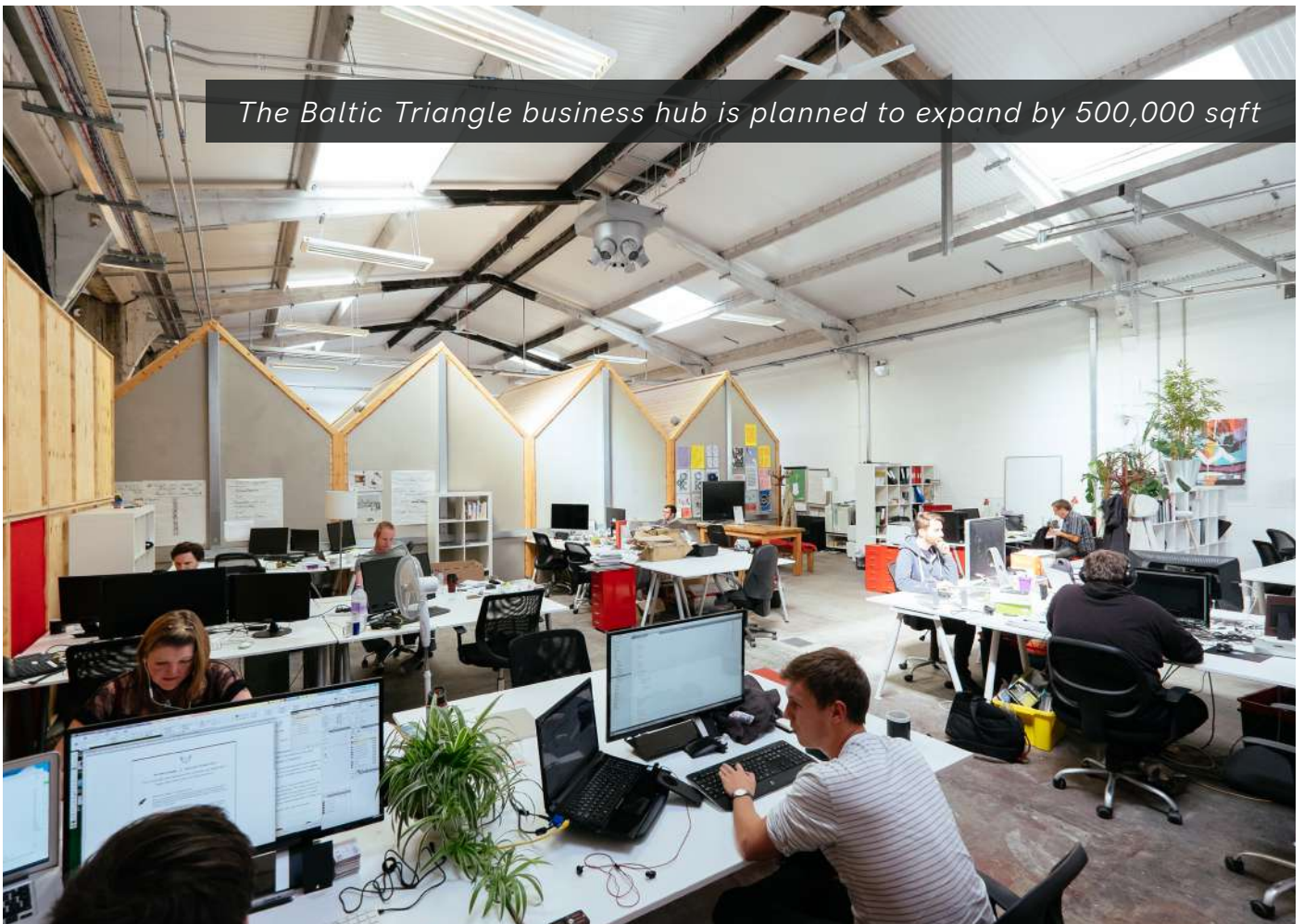


Plans for the future include a £70m skyscraper hotel, expansion of the business district by 500,000 square feet and the reopening of St James underground train station amidst the £700 million regeneration scheme. This will enhance transport networks running throughout Liverpool city centre and help tenants and professionals living and working in the Baltic Triangle get around quicker and easier





The reopening of Liverpool St James Station could increase property values in the area by over 10%



The Baltic Triangle business hub is planned to expand by 500,000 sqft

Fastest Growing Business Hub

The Baltic Triangle is perhaps most famous now for its digital and tech presence as one of the fastest growing business hubs in the UK. Liverpool's take on London's Silicon Roundabout, the Baltic is the place to be for new independent industries and start ups looking for maximum success. It is already home to over 500 businesses.

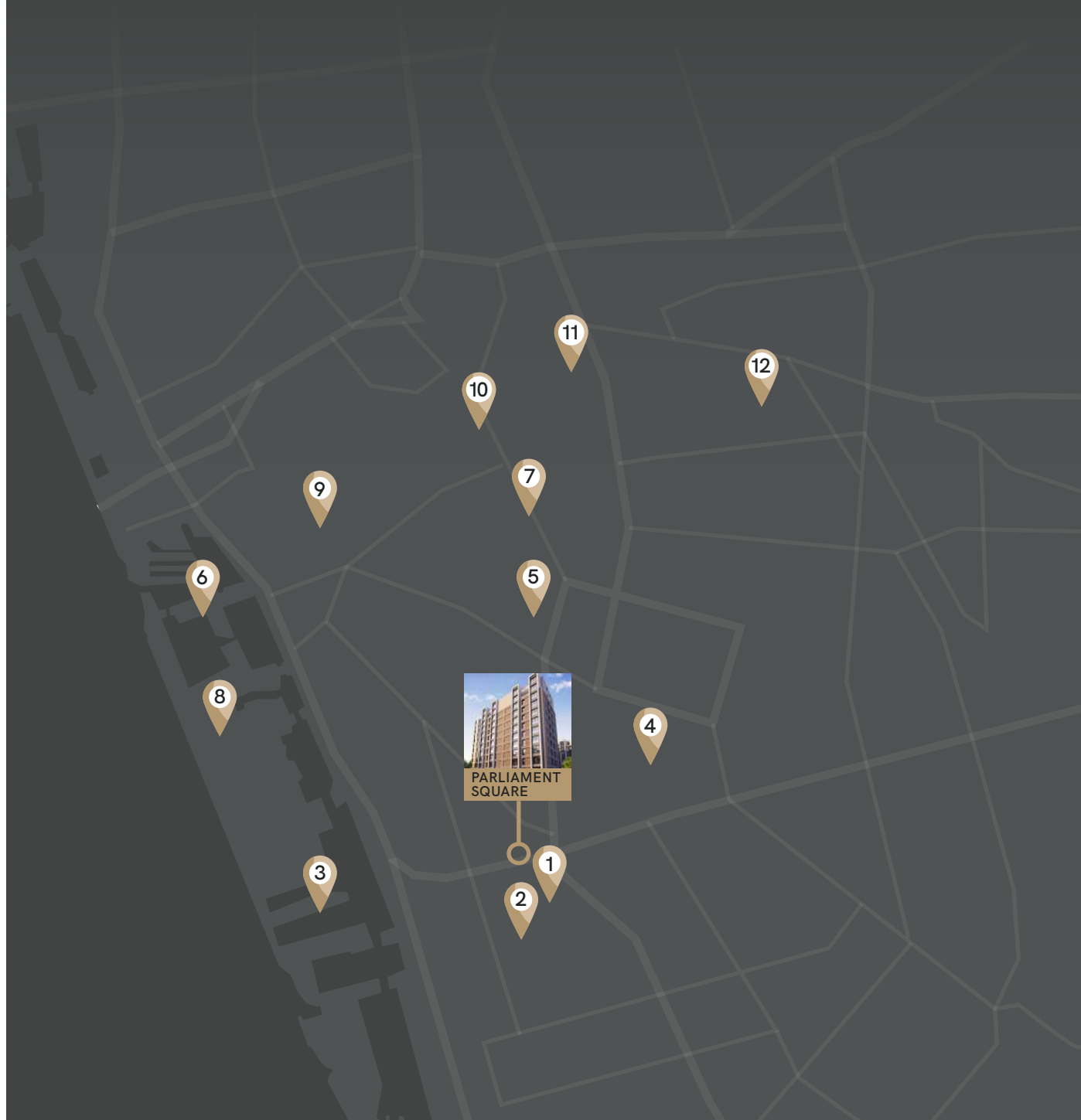
A Creative and Digital Sector regeneration model has been put in place and has been recognised both nationally and internationally for its innovation. Historic warehouses that lay disused for many years have now been reinvented into modern spaces for virtual reality tours, music studios, digital marketing offices, business solutions brands and much more.

The 10GB internet connection available throughout the whole zone is also another big pull for new businesses looking for ultimate connectivity. Award-winning firms are proud to call it home and are attracted to the blend of history and revolution all wrapped into one in this exceptional district.

*'The 10GB internet connection
is a big pull for new businesses
looking for ultimate connectivity'*

Location Guide

1 - Proposed St James Station	100m	7 - RopeWalks	1.15km
2 - Baltic Market	170m	8 - Royal Albert Dock	1.20km
3 - Queen's Dock	480m	9 - Liverpool ONE	1.30km
4 - Chinatown	610m	10 - Liverpool Central Station	1.45km
5 - Anglican Cathedral	620m	11 - Liverpool Lime Street Station	1.70km
6 - M&S Bank Arena	950m	12 - University of Liverpool	1.80km



Legacie Developments

Based in Liverpool, Legacie Developments is one of the largest privately-owned property developers in the UK. Consisting of a vast team of highly experienced individuals covering all aspects of property, they have built up an extensive portfolio of completed residential and commercial property developments over the last 20 years with a number of innovative sites currently under construction.

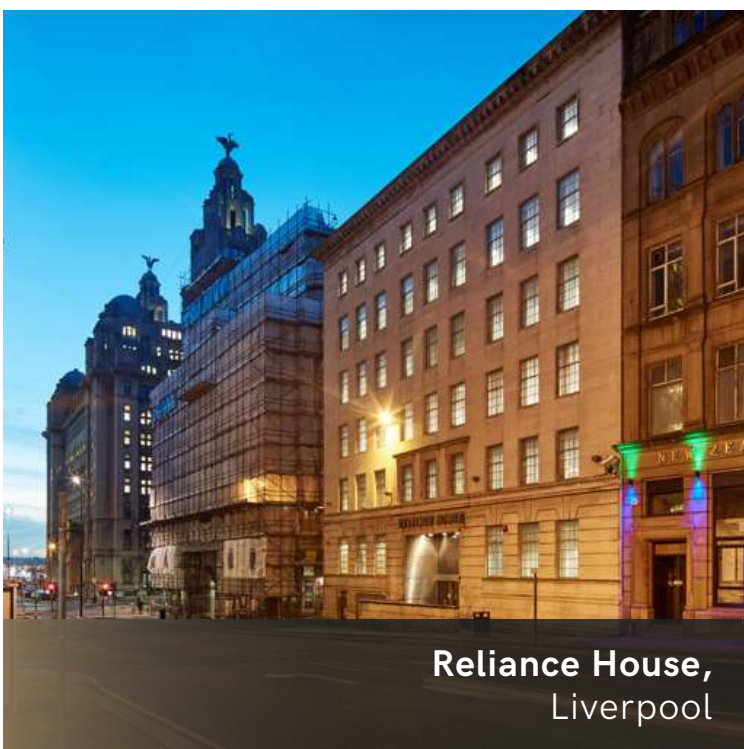
Legacie works with some of the biggest and best partners in the industry, from housebuilders to engineering firms. Forming long-lasting relationships throughout the unrivalled value to the market, tenants, and investors.

£167M
**COMPLETED
DEVELOPMENTS**

1,050
UNITS SOLD

17
**DEVELOPMENTS
LAUNCHED**

legacie

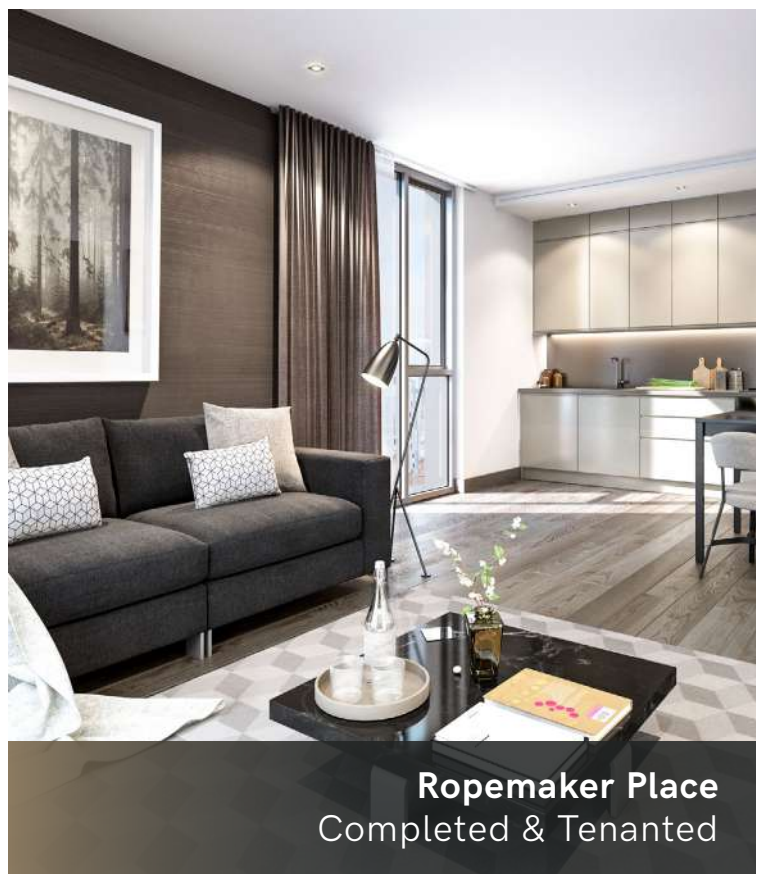


RATED 4.8/5
**CLICK HERE TO READ
OUR FEEFO REVIEWS**





Parliament Square - The Tower
Under Construction



Ropemaker Place
Completed & Tenanted



Reliance House Phases 1 & 2
Completed & Tenanted



Reliance House Phase 3
Under Construction



Almost all investors in Reliance House and Dale St have stayed with Legacie Management after the rental guarantee. Many have then signed up with Legacie Management to manage their wider portfolios outside of Legacie's developments.



Legacie Portfolio

Legacie's interest in their home city of Liverpool is demonstrated by their strong track record for Liverpool developments.

Reliance House is a refurbishment of a historic building in Liverpool city centre. Phases 1 and 2 are now complete and fully tenanted, with Phase 3 under construction.

Ropemaker Place is a fully sold out development nearing completion in Liverpool's RopeWalks area. This impressive project consists of 74 well appointed, luxury residential apartments.

Now completed and 100% tenanted, Dale House enjoys 5,000 square feet of commercial space alongside 18 luxury residential apartments. This was a sensitive conversion by Legacie Developments on one of Liverpool's oldest buildings.



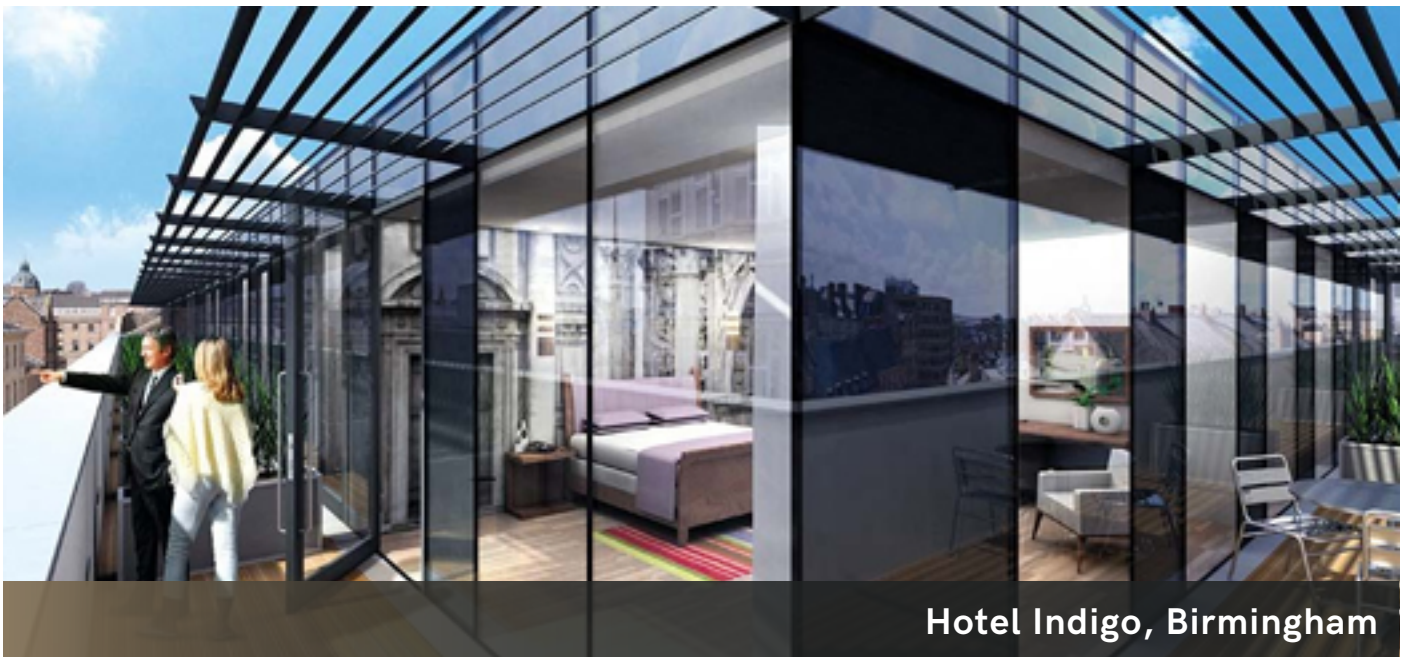
In the first year of Reliance House, £3.5 million was paid in returns to investors.



Hotel Indigo, Birmingham

Legacie Contracts

Legacie Developments also have their own construction arm, which is called Legacie Contracts. As well as being the main construction company responsible for Legacie's own developments, they also have an independent portfolio of properties, having worked with large hotel chains, restaurants, and venues across the UK.



Hotel Indigo, Birmingham

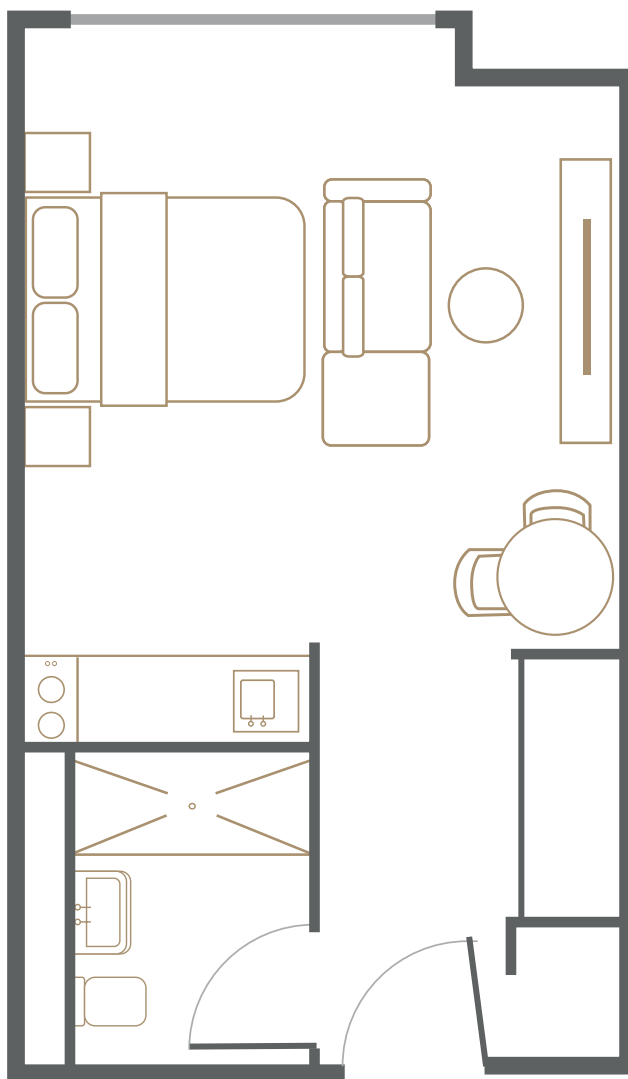


Marco Pierre White Restaurants

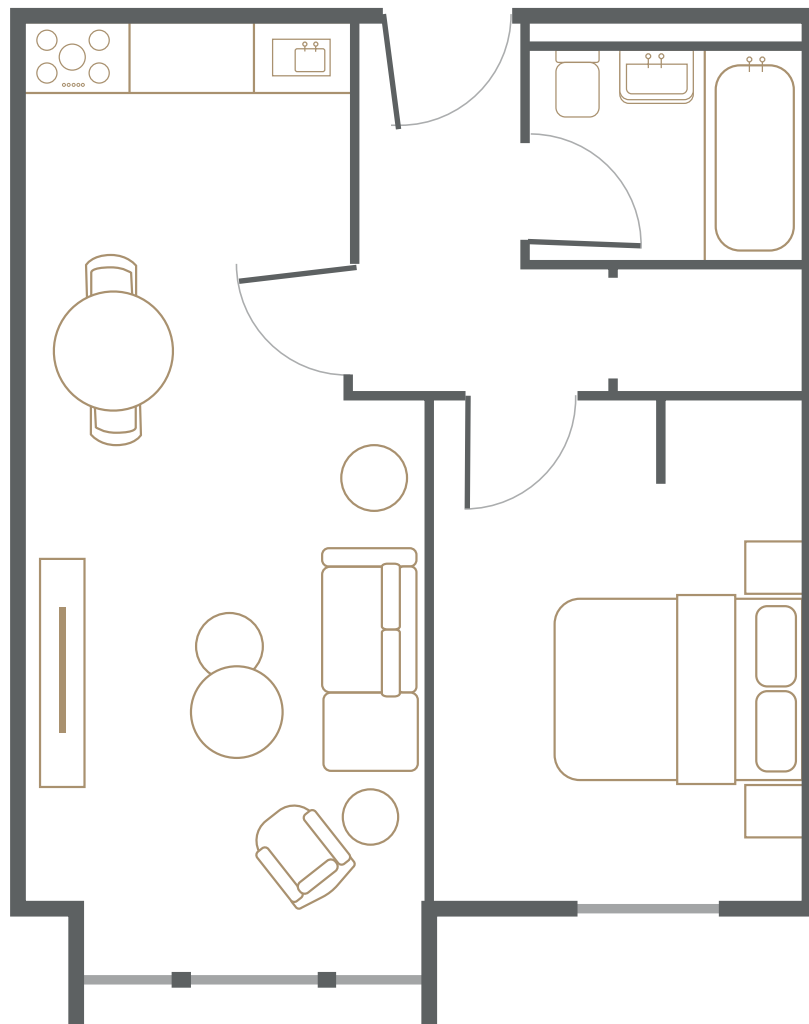


West Tower Wedding Venue

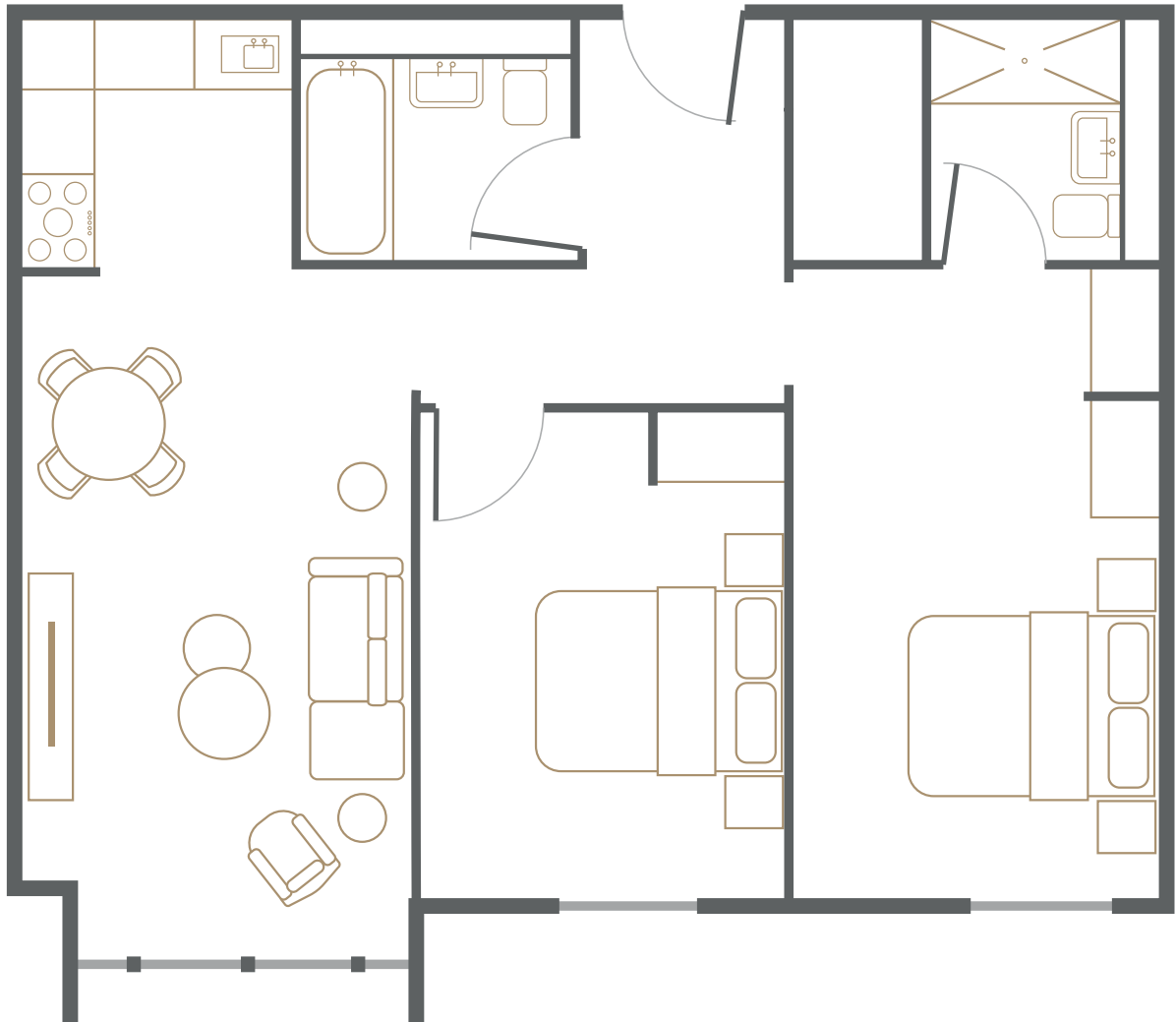
Studio Layout



1-Bed Layout



2-Bed Layout



Key Investment Facts

Rental is 7% NET Return, less £350 Ground Rent

2 Bed Apartment Example:

Property Price	£187,950
Annual Estimated Rental Income	£13,200
Estimated Monthly Rent	£1,100

Projected Fees:

Service Charge	Est. £2.50 Per SQFT
Management Fees	8%
Ground Rent	£350

Further Investment Details:

Leasehold Term	250 Years
Planning Approved	Q3 2018
Construction Begins	Q1 2020
Completion Date	Q4 2021



130
**PROJECTS
LAUNCHED**

16
**MAJOR
CITIES**

£1BN
PORTFOLIO

Exclusive Agent

**Whatever your goal, we make it easy for you
to find the right opportunities**

When we founded RW Invest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted opportunities that offer excellent growth prospects. Our focus has always been on transparency, reliability and quality, bringing investors together with the best developers and management companies in the UK.

**We only work with the best developers
and management companies**

We carry out the strictest due diligence in the industry when selecting partners to work with. All the developers and management companies are subject to background checks, questionnaires, comparable pricing and planning, feasibility studies and property title searches with the local authority.



Reservation Process

Once you've selected your unit(s) with the help of your relationship manager, please complete the reservation agreement and return it with a copy of your passport. At this time you also need to pay a reservation deposit of £5,000 by transfer, debit or credit card. Once your relationship manager has received your paperwork and deposit, our client care team will assist you through exchange, stage payment and completion.

You will need to instruct a solicitor. We can recommend solicitors with experience in off plan residential property. Your solicitor will advise you of the paperwork required from you – please return this promptly so the process moves as quickly as possible.

Payment Structure

1 Pay £5,000 Reservation Deposit Day 1

2 Complete Reservation Form Day 1

3 Instruct Solicitor Within 24 Hours

4 Exchange as per Option A or B Within 21 Days

5 Stage Payment as per Option A or B October 2020

6 Complete as per Option A or B Q4 2021

To reserve your unit(s) there are 2 available payment structures:

OPTION A -

Studios & One Beds

£5,000 reservation deposit

35% upon exchange of contracts

15% in October 2020 (plus furniture pack)

50% upon completion

(minus reservation deposit)

OPTION A -

Two Beds

£5,000 reservation deposit

30% upon exchange of contracts

10% in October 2020 (plus furniture pack)

60% upon completion

(minus reservation deposit)

OPTION B* -

Studios, One & Two Beds

£5,000 reservation deposit

75% upon exchange of contracts

Furniture Pack in October 2020

25% upon completion

(minus reservation deposit)

** This option provides 4% annual interest on invested funds, calculated from the date funds are paid over, and is discounted from the final payment upon completion.*



RWinvest

DISCLAIMER

These particulars are provided as a general guide only, subject to contract and availability.

They are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently, this literature should be treated as a general guidance and cannot be relied upon as accurately describing any of the specified matters described in any order made under the Property Misdescription Act 1991.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each time. The information provided is intended for illustration purposes only and could change, for example, in response to market demand or ground conditions. Journey times to and from the property are for guidance only, and prospective purchasers or lessees should make appropriate enquiries.

Financial illustrations are based on our own assumptions and are not intended to be representations of future performance. Prospective purchasers must rely on their own due diligence.