

# NEW PROPERTY BARGAINS

These apartments are selling on the open market at list price and we can prove it. We have secured more than **20% discount!**

This deal has been negotiated at Director level, the on-site sales team are **NOT** authorised to sell at these prices.



## Mann Island

Liverpool L3 1EN

*4 reasons to invest...*

- 🏠 **Iconic waterside city centre apartments**
- 🏠 **Limited availability**
- 🏠 **High rental demand**
- 🏠 **One off opportunity**

### Site information



- Excellent build quality and after sales service
- 2 years defects warranty, 10 year build warranty
- The best prime location in the city
- Restaurants & cafes within the development
- Concierge services
- Next door to the £1 billion Liverpool One retail development
- Car parking available
- Stunning views over the docks and the city
- Excellent galleries and museums nearby

## EXCLUSIVE PROPERTY DEAL

DISCOUNT UP TO £40,000

YIELD UP TO 9.1%

### Investment information

1 Bed Apartment	<b>£95,750</b>
List Price	£121,000
Discount %	21%
Yield (circa)	9.1%
Gross profit pcm	£419
Rent pcm	£725
Discount £	£25,250
Deposit Required	£28,725

Mortgage based on 70% of purchase price on an interest only at an interest rate of 3.8%

For further information or to reserve please call **01603 624261**

# NEW PROPERTY BARGAINS

## THE BEST DEALS YOU WILL NEVER FIND

# THE OPPORTUNITY

Plot No	Property Name	Type	Floor	Beds	Baths	Monthly Service Charge	Floor Area	List Price	Discount	Guide Price	Rent PCM	Yield	Required Deposit	Profit PCM	Discount £
110	Longitude	Apt	1	1	1	94	434	122,000	21%	<b>96,500</b>	725	9.0%	28,950	417	25,500
203	Longitude	Apt	2	1	1	98	452	126,000	21%	<b>99,500</b>	725	8.7%	29,850	406	26,500
205	Longitude	Apt	2	1	1	94	434	121,000	21%	<b>95,750</b>	725	9.1%	28,725	419	25,250
208	Longitude	Apt	2	1	1	94	434	123,000	21%	<b>97,250</b>	725	8.9%	29,175	415	25,750
211	Longitude	Apt	2	1	1	93	429	123,000	21%	<b>97,250</b>	725	8.9%	29,175	416	25,750
304	Longitude	Apt	3	1	1	94	434	123,000	21%	<b>97,250</b>	725	8.9%	29,175	415	25,750
308	Longitude	Apt	3	2	2	143	660	175,000	22%	<b>136,250</b>	950	8.4%	40,875	505	38,750
311	Longitude	Apt	3	1	1	93	429	125,000	21%	<b>98,750</b>	725	8.8%	29,625	413	26,250
312	Longitude	Apt	3	1	1	99	455	125,000	21%	<b>98,750</b>	725	8.8%	29,625	407	26,250
406	Longitude	Apt	4	1	1	94	434	125,000	21%	<b>98,750</b>	725	8.8%	29,625	412	26,250
408	Longitude	Apt	4	2	2	143	660	177,000	22%	<b>137,750</b>	950	8.3%	41,325	502	39,250

\* Mortgage figures based on 70% of purchase price on an interest only at an interest rate of 3.8%

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# COMMERCIAL ASSESSMENT (The good and the bad!)



## 2012 Sales Comparable information

Plot 2.515 One bed apartment 434 sq ft, sold for £124,750 September 2012

Plot 2.615 One bed apartment 434 sq ft, sold for £124,450 September 2012

Plot 2.314 One bed apartment 470 sq ft, sold for £125,000 August 2012

Plot 1.505 Two bed apartment 650 sq ft sold for £170,000 October 2012

Plot 2.309 Two bed apartment 650 sq ft sold for £175,000 due to complete November 2012

Plot 2.413 Two bed apartment 654 sq ft, sold for £189,000 August 2012

Plot 2.201 Two bed apartment 753 sq ft sold for £175,000 August 2012

We have spoken to a number of local estate and lettings agents who have provided comparable information, local area information and letting information to help investors make an informed decision about the opportunity.

**Reeds Rains** – Consider the apartments to be a very good buy. Primary waterside location and close to all the amenities the city has to offer. They recently sold a 2 bedroom apartment at South Ferry Key on the waterfront for £165k and a 1 bedroom for £88k. They would market these apartments around £170k for a 2 bedroom with rents circa £850 furnished and £110 for a 1 bedroom gaining rents of £650 furnished.

**Keppie Massey** – Great location with excellent city amenities close at hand. They would consider marketing a 2 bed apartment in the region of £160k and a 1 bed apartment at £110k with rents gaining £900 - £625pcm respectively. They recently sold a 2 bed apartment at Alex Tower for £160k. Consider it an excellent rental market.

**Andrew Louis** – Superb location, close to the excellent city centre amenities. They would be confident to market the 2 bed apartments around £170k with parking with rents circa £900pcm and the 1 bed apartments at £122k without parking, gaining rents in the region of £625pcm. At the Albert Dock they recently sold a 1 bed apartment for £135k.

**City Residential** – Great prominent waterside location in a high rental area. They would market these 2 beds around £170k gaining rents of £850pcm and 1 beds at £120k with rents circa £650pcm. At the Albany Building 2 bed apartments are being marketed in the region of £165k with parking.

**Beazley & Beazley** – They know the site well and feel it is in an excellent location close to all the major sites in Liverpool and believe the development is very saleable at the right price. They would market the 2 bed apartment at £165k with parking and the 1 bed apartment at £120k both without parking and rents circa £850 - £600pcm respectively.

## SITE AND AREA INFORMATION

- 🏠 This stunning waterside location overlooking the historic Albert Dock certainly gives Mann Island a certain degree of status. With a prime address like Latitude, Mann Island, the development is no more than a stone's throw from the iconic Museum of Liverpool and the world famous Liver Building. Other charismatic neighbours include the £1 billion Liverpool One retail development, the new Beatles Museum, an exciting extension to the increasingly vibrant Leeds Liverpool Canal and the Malmaison and Crowne Plaza hotels.
- 🏠 Be part of Liverpool's architectural and stylistic future: by living in one of the city's most stunning developments of the century. With its distinctive black granite, wedge-shaped design – Mann Island is set to become a recognised and admired aspect of the city's skyline, creating a destination in its own right and an address to envy.
- 🏠 Mann Island comprises 376 one, two and three bedroom apartments, All with the high-spec fixtures and fittings you'd expect from a prime location, you can relax, play and entertain in surroundings that will never cease to amaze you and never fail to impress your visitors.
- 🏠 These uniquely designed interiors will complement the super-smooth black granite exterior. The views around the development of the city, the dock and the river Mersey are stunning. There is safe, secure underground car parking, first-class restaurants, open areas, concierge services and serious retail therapy.
- 🏠 Ambitious plans to regenerate Liverpool city centre have recently been unveiled, which draw inspiration from some of the world's finest cities. New York, Boston, Melbourne and Hamburg are among a number of cities that Liverpool Vision looks to emulate with its latest plans for Liverpool over the next two decades. These include the continued redevelopment of the Liverpool waterfront, a revamp of the area surrounding St George's Hall and improvements to the Liverpool Knowledge Quarter and Commercial District.
- 🏠 Investments have also been highlighted for transport infrastructure, looking at improving airport links, bus and rail services, car parking, cultural attractions, social facilities and more 'green space'. A number of strategic initiatives will also be put into place, focused around 'Enterprise, People and Place'
- 🏠 Whether you're into art, shopping, great food, socialising, exercising or just chilling out, there are endless ways to make the most of life right on your doorstep at Mann Island.

# NEW PROPERTY BARGAINS

## GENERAL INFORMATION

### Development Address

Mann Island, Liverpool L3

### Site Sales Office open hours

Daily 11am – 5pm

**PLEASE ADVISE US OF ANY VIEWINGS TO SECURE THIS EXCLUSIVE DEAL.**

### Developer

**Countryside Properties**

### Reservation Fee £1000 made payable to

Countryside Neptune LLP

### Warranty

NHBC

### Deposit

10%

### Properties on the development

376

### Percentage of site sold

50%

### Site completion date

Complete

### Tenure

**Leasehold** 125 years

**Ground rent** - £250pa

**Service charge** – see THE OPPORTUNITY sheet = +/- £2.60 a SQ FT/ Annum

**Parking Space** £17,000 – please note we have negotiated an exclusive discount of £3,000 off the original parking space cost of £20,000. Please note parking also incurs a £25pa charge.

### Developers Solicitor

Hill Dickinson Solicitors, No.1 St Paul's Square, Liverpool L3 9SJ

### Extras included in price

See specification on site

### Kitchen bedroom and bathroom choices

None

### Completion procedure

A Home demo will be arranged up to 1 week prior to completion. Any items needing attention will then be rectified prior to completion.

### NOTE

**Please be advised that The Lloyds Banking Group/HBOS will not permit lending on these sales, as they are not classed as open market sales.**

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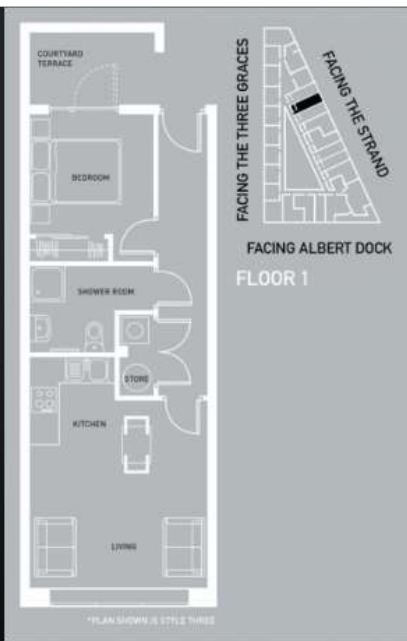
# NEW PROPERTY BARGAINS

## PLANS - 105, 110, 205 and 209

**FLOOR SPACE**  
40.3 sqm [434 sqft]

**KITCHEN AND LIVING AREA**  
5.05m x 3.90m [16'6" x 12'8"]

**BEDROOM**  
3.20m x 2.70m [10'5" x 8'9"]

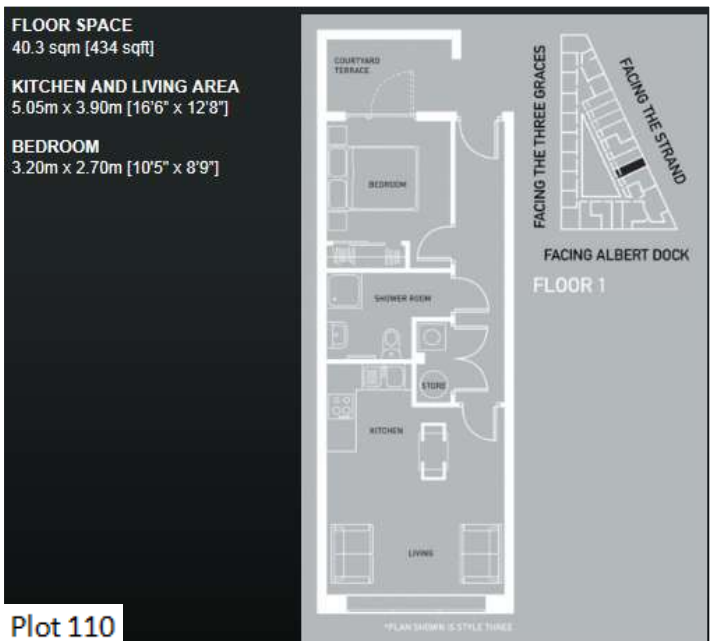


**Plot 105**

**FLOOR SPACE**  
40.3 sqm [434 sqft]

**KITCHEN AND LIVING AREA**  
5.05m x 3.90m [16'6" x 12'8"]

**BEDROOM**  
3.20m x 2.70m [10'5" x 8'9"]



**Plot 110**

**FLOOR SPACE**  
40.3 sqm [434 sqft]

**KITCHEN AND LIVING AREA**  
5.05m x 3.90m [16'6" x 12'8"]

**BEDROOM**  
3.20m x 2.70m [10'5" x 8'9"]



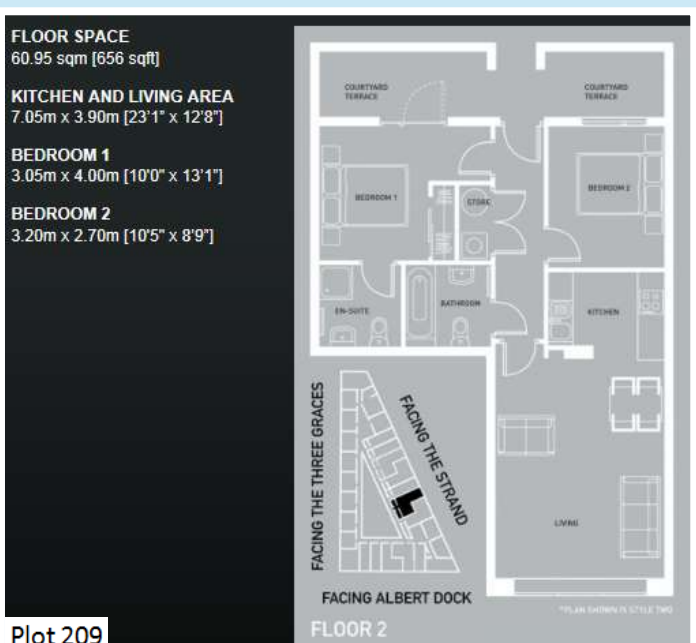
**Plot 205**

**FLOOR SPACE**  
60.95 sqm [656 sqft]

**KITCHEN AND LIVING AREA**  
7.05m x 3.90m [23'1" x 12'8"]

**BEDROOM 1**  
3.05m x 4.00m [10'0" x 13'1"]

**BEDROOM 2**  
3.20m x 2.70m [10'5" x 8'9"]



**Plot 209**

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# NEW PROPERTY BARGAINS

## PLANS — 301, 303, 305, 308

**FLOOR SPACE**  
64.6 sqm [695 sqft]

**KITCHEN AND LIVING AREA**  
6.11m x 6.15m [20'0" x 20'2"]

**BEDROOM 1**  
3.71m x 3.33m [12'2" x 10'9"]

**BEDROOM 2**  
3.13m x 2.81m [10'3" x 9'2"]

**Plot 301**

**FLOOR SPACE**  
42 sqm [452 sqft]

**KITCHEN AND LIVING AREA**  
3.95m x 6.35m [12'10" x 20'8"]

**BEDROOM**  
2.54m x 3.33m [8'3" x 10'9"]

**Plot 303**

**FLOOR SPACE**  
61.35 sqm [660 sqft]

**KITCHEN AND LIVING AREA**  
5.13m x 4.00m [16'8" x 13'1"]

**BEDROOM 1**  
3.00m x 3.90m [9'8" x 12'8"]

**BEDROOM 2**  
3.30m x 2.70m [10'8" x 8'9"]

**Plot 305**

**FLOOR SPACE**  
61.15 sqm [658 sqft]

**KITCHEN AND LIVING AREA**  
5.13m x 3.84m [16'8" x 12'6"]

**BEDROOM 1**  
3.00m x 3.84m [9'8" x 12'6"]

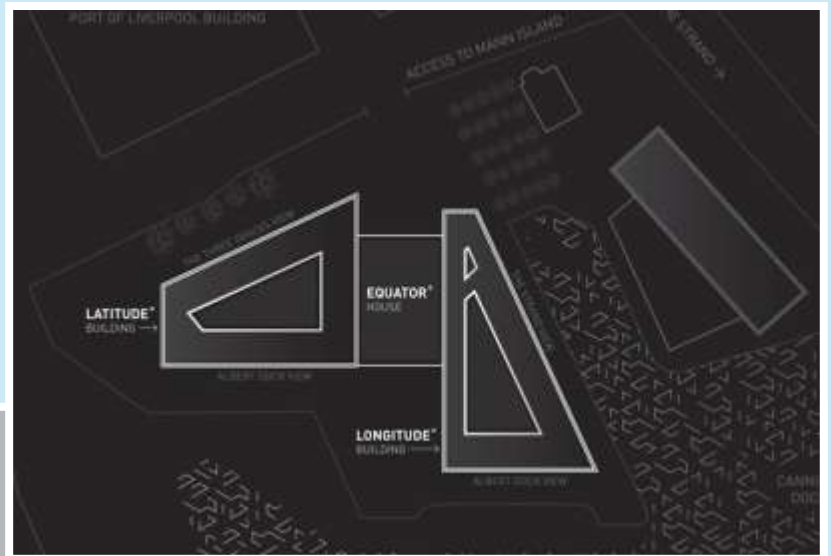
**BEDROOM 2**  
3.30m x 2.66m [10'8" x 8'7"]

**Plot 308**

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# NEW PROPERTY BARGAINS

## SITE PLAN



LEVEL 10	APT. 1002		APT. 1001														
LEVEL 9	APT. 904		APT. 903	APT. 901	APT. 902												
LEVEL 8	APT. 806		APT. 805	APT. 804	APT. 803	APT. 802	APT. 801										
LEVEL 7	APT. 709	APT. 708	APT. 707	APT. 706	APT. 705	APT. 704	APT. 703	APT. 702	APT. 701								
LEVEL 6	APT. 611	APT. 610	APT. 609		APT. 608	APT. 607	APT. 606	APT. 605	APT. 604	APT. 603	APT. 602	APT. 601					
LEVEL 5	APT. 514	APT. 513	APT. 512	APT. 511	APT. 510	APT. 509	APT. 508	APT. 507	APT. 506	APT. 505	APT. 504		APT. 503	APT. 502			
LEVEL 4	APT. 413	APT. 412	APT. 411	APT. 410	APT. 409	APT. 408	APT. 407	APT. 406		APT. 405	APT. 404	APT. 403	APT. 402	APT. 401			
LEVEL 3	APT. 313	APT. 312	APT. 311	APT. 310	APT. 309	APT. 308	APT. 307	APT. 306	APT. 305	APT. 304	APT. 303	APT. 302	APT. 301				
LEVEL 2	APT. 213	APT. 212	APT. 211		APT. 210	APT. 209	APT. 208	APT. 207	APT. 206	APT. 205	APT. 204	APT. 203	APT. 202	APT. 201			
LEVEL 1	APT. 112		APT. 111	APT. 110	APT. 109	APT. 108		APT. 107	APT. 106	APT. 105	APT. 104	APT. 103	APT. 102	APT. 101			

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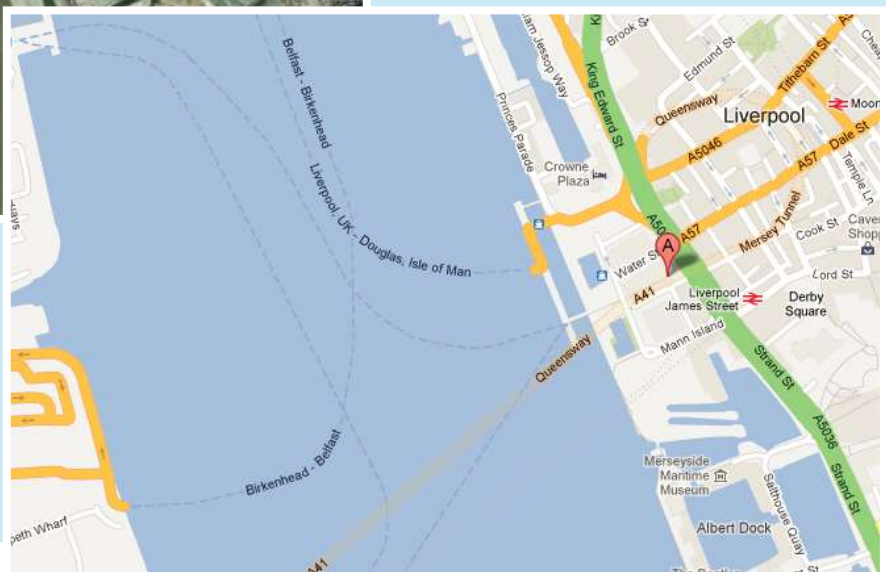
## IMAGES



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# NEW PROPERTY BARGAINS

## THE LOCATION



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# SALE TERMS AND PROCEDURES

## Viewing

Please advise us should you intend to view the property. The developer has requested all viewings are announced. Please note this opportunity is NOT available on site and is exclusive to us, confirmation of which can be provided if required. Please note that the Site Sales Negotiator has not been authorised to sell at this price.

## Reservations

To reserve please request a reservation form, available on request, print off sign and forward to the developer with your reservation fee.

## Legal info

**Net sales only. No gross valuation sales. All discounts and fees will be noted on the CML form. Strictly no sub sales of any kind.**

## Valuations

Please note either the development sales office or developer head office telephone number for valuations.

## After Sales Service

We will be the main point of contact for all purchasers and referrer. Following exchange of contracts however the developer will provide full after sales service as any buyer would benefit details of which can be attained either via the site sales office or head office.

## Exchange/completion

**A deposit must be paid on exchange of contracts in the event the property is unfinished, if however the property is ready for occupation the sale must exchange and legally complete simultaneously.**