

# NEW PROPERTY BARGAINS

**These apartments are selling fast on the open market at higher prices and we can prove it.**

**This deal represents a big saving on market value!**

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

## West Tower – Liverpool

Brook Street, L3 9PJ

*4 reasons to invest...*

- 🏠 **Liverpool's Tallest Tower**
- 🏠 **Limited availability – Selling Fast**
- 🏠 **High rental demand – Good Cash Flow**
- 🏠 **One off opportunity**

### Site information



- Tallest Tower in Liverpool
- Superb build quality
- NHBC build warranty
- The best prime location in the city
- Close to the £1 billion Liverpool One retail development
- Stunning views over the Mersey and the city
- Excellent galleries and museums nearby

### EXCLUSIVE OPPORTUNITY

Future Capital Growth Anticipated

**YIELD UP TO 8.6%**

### Investment information

2 Bed Apartment	<b>£121,500</b>
Market Value Guide Price	£155,000
Discount Guide %	22%
Gross Rental Yield	8.6%
Gross profit pcm	£399
Rent pcm	£875
Discount Guide £	£33,500
Deposit Required	£36,450

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**

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## THE OPPORTUNITY

Plot No	Property Name	Type	Floor	Beds	Baths	Monthly Service Charge	Floor Area	Discounted Market Price Developer Selling at	Extra Discount Given on Discount	Reduced Agreed Price	Rent PCM	Gross Rental Yield	Required Deposit At 30%	Profit PCM	A Guide to Discount Off Market Value £
7.02	West Tower	Apt	7	2	2	231	925	142,500	8,000	<b>134,500</b>	900	8.0%	40,350	371	30,500
7.03	West Tower	Apt	7	2	2	231	925	142,500	8,000	<b>134,500</b>	900	8.0%	40,350	371	30,500
10.04	West Tower	Apt	10	2	2	207	828	134,000	8,000	<b>124,000</b>	875	8.5%	37,200	393	31,000
11.01	West Tower	Apt	11	2	2	207	828	131,500	9,000	<b>121,500</b>	875	8.6%	36,450	399	33,500
14.01	West Tower	Apt	14	2	2	207	828	140,000	10,000	<b>130,000</b>	900	8.3%	39,000	405	25,000
14.04	West Tower	Apt	14	2	2	207	828	146,000	8,000	<b>138,000</b>	900	7.8%	41,400	387	27,000

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# COMMERCIAL ASSESSMENT



## Sales and Rental Market Information

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 an excellent good buy. Prime 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. They would market these apartments around £170,000 for a 2 bedroom with rents circa £900 furnished.

**Keppie Massey** – Great location with excellent city amenities close at hand. They would consider marketing these 2 bed apartments in the region of £160k with rents gaining £850 to £950. 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 rents circa £900pcm

**City Residential** – Great prominent waterside location in a high rental area. They would market these 2 beds around £170k gaining rents of £900pcm. At the Albany Building 2 bed apartments are being marketed in the region of £165k.

**Beazley & Beazley** – They feel it is in an excellent location close to all the major sites in Liverpool and believe the development is very saleable. They would market the 2 bed apartment at £165k and rents circa £850 - £950pcm.

## SITE AND AREA INFORMATION

- 🏠 A prime location overlooking the Mersey and the city centre and just short walk 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 owning in one of the city's most stunning developments of the century. Being the tallest tower in Liverpool it is a recognised and admired aspect of the city's skyline, creating a destination in its own right and an address to envy.
- 🏠 West Tower comprises 123 two 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.
- 🏠 The views from the development of the city, the dock and the river Mersey are stunning. There's also first-class restaurants, open areas and serious retail therapy just a short walk away.
- 🏠 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 West Tower.

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**SHOW APARTMENT INTERIOR**



**SHOW APARTMENT VIEW**

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## GENERAL INFORMATION

### Development Address

West Tower, Liverpool, Brook Street, L3 9PJ

### Site Sales Office open hours

Daily 11am – 5pm – Margie or Claire

Telephone: 0151 236 8800

**VISIT - [www.westtowerliverpool.com](http://www.westtowerliverpool.com)**

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

### Developer

**DELPH PROPERTY GROUP**

Reservation Fee £1000 made payable to

**DELPH PROPERTY GROUP**

### Warranty

NHBC

### Deposit

10%

### Properties on the development

123

### Percentage of site sold

50%

### Site completion date

Completed late 2008

### Tenure

**Leasehold** 999 years

**Ground rent** - £250pa

**Service charge** – [See the opportunity sheet](#)

**Parking spaces:** None available on site – leased car parking options are available.

### Extras included in price

See specification in brochure – Also new Bedroom Carpets fitted + New Ceramic Oven and Hob fitted + Full repaint/ made as new again ([a make as new refurbishment package](#))

### 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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# 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.**