Exciting launch of a modern Signature development in the heart of a thriving city

Investment Features

- Rare Opportunity to Invest In a Signature Residential Property Development
- 100 modern luxury apartments - 1 beds from £115,000, 2 beds from £154,000
- 7% NET Income p.a. Assured for the First 3 Years* (min £8,050 per year)
- Only 25% Deposit Required
- 15% Below Market Value
- Prime Location In Historic Liverpool Waterfront
- Management In Place Through Established Local Company
- Experienced Development Team - 10 Year Build Warranty

*Optional rental assurance. Furniture pack must be purchased and management company appointed

0151 236 2332
citycentre@suttonkersh.co.uk
The Opportunity – A Buy To Let Hot Spot

We are proud to introduce Kings Dock Mill 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 with 7% NET returns assured for 3 years and priced 15% Below Market Value - Kings Dock Mill 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.
Why Liverpool

Liverpool is home to nearly half a million people and a major city in the UK. The city is well-known across the globe due to its rich cultural history, major port and cruise terminal and is home to top Premiership football teams as well as the birthplace of The Beatles.

As part of the booming North West England economy, Liverpool is connected to global markets, with companies such as Barclays Wealth, Sony and Jaguar Land Rover as well as a multi-billion pound wealth management industry. The City’s economy is thriving with a value of £9.15 billion, the most productive city outside of London.

Over the last decade, and spurred on by being named European Capital of Culture in 2008, Liverpool has enjoyed massive financial investment and growth. The City boasts an abundance of restaurants, boutique and international brand hotels, trendy wine bars, as well as a variety of museums, galleries and theatres. The pinnacle of this investment being the £1 billion Liverpool One shopping centre - the largest open air shopping centre in the UK.

Liverpool is a booming location in the UK for buy to let property investment, with the north-west city offering robust and increasing rents and inexpensive properties, delivering some of the best rental yields in the industry.

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Kings Dock Mill L1

Kings Dock Mill 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 100 luxury 1, 2 and 3 bed apartments and townhouses is perfectly positioned to attract city workers, young professionals, post graduates and discerning international students.

Boasting a prestigious L1 post code Kings Dock Mill 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.

“Stunning location on the historic Liverpool Waterfront”
The shortage of quality city centre apartments make Kings Dock Mill a sought after accommodation option for tenants and owner occupiers alike.

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Kings Dock Mill 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 tranquility garden and LED security lighting.

APARTMENT SPECIFICATION

- Solid wood 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

FULLY FITTED MODERN KITCHENS

- Composite worktops
- Slide closure on all cupboard doors
- High gloss units
- Contemporary styled basin with chrome finishing with designer mixer tap
- Integrated dishwasher, oven and fridge-freezer
- Built in washer dryer
- Designer hob
- Recessed LED mood lighting
- Wine rack

LUXURY BATHROOMS

- 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
Ease of Purchase

SELECT 1 BED APARTMENT FROM £115,000

1. Pay £5,000 reservation deposit
2. Contract pack issued to your solicitor*
3. 25% deposit payable on exchange of contracts less reservation deposit - £23,750
4. 25% payment due 6 months after on-site construction has commenced - £28,750
5. 50% due on completion Q3 2017 - £57,500
6. Purchase furniture pack**
7. Secure car park spaces available to purchase - £10,000***
8. 7% net 3 year rental assurance commences** from £8,050 pa

*Recommended experienced UK buy to let solicitors are available on request
** Only if taking the optional rental assurance with the selected management company.
***Only 60 spaces available
Ease of Purchase

SELECT 2 BED APARTMENT FROM £154,000

1. Pay £5,000 reservation deposit
2. Contract pack issued to your solicitor*
3. 25% deposit payable on exchange of contracts less reservation deposit - £33,500
4. 25% payment due 6 months after on-site construction has commenced - £38,500
5. 50% due on completion Q3 2017 - £77,000
6. Purchase furniture pack**
7. Secure car park spaces available to purchase - £10,000***
8. 7% net 3 year rental assurance commences** - from £10,780 pa

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** Only if taking the optional rental assurance with the selected management company.
***Only 60 spaces available

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