

PROPWEALTH
TAILORED PROPERTY INVESTMENTS

Market Court

BIRKENHEAD



Market Court

BIRKENHEAD

An architectural rendering of a modern multi-story apartment building, Market Court, situated next to a historic brick building. The new building features a light-colored facade with large, white-framed windows and a flat roof with a glass balustrade. A Barclays bank is located on the ground floor. The scene includes streetlights, trees, and pedestrians under a cloudy sky.

THE DEVELOPMENT

Market Court

A collection of 59 one & two bedroom modern, sustainable luxury apartments



DETAILS

59
APARTMENTS

£99,995
ONE BED
STARTING PRICE

£109,995
TWO BED
STARTING PRICE

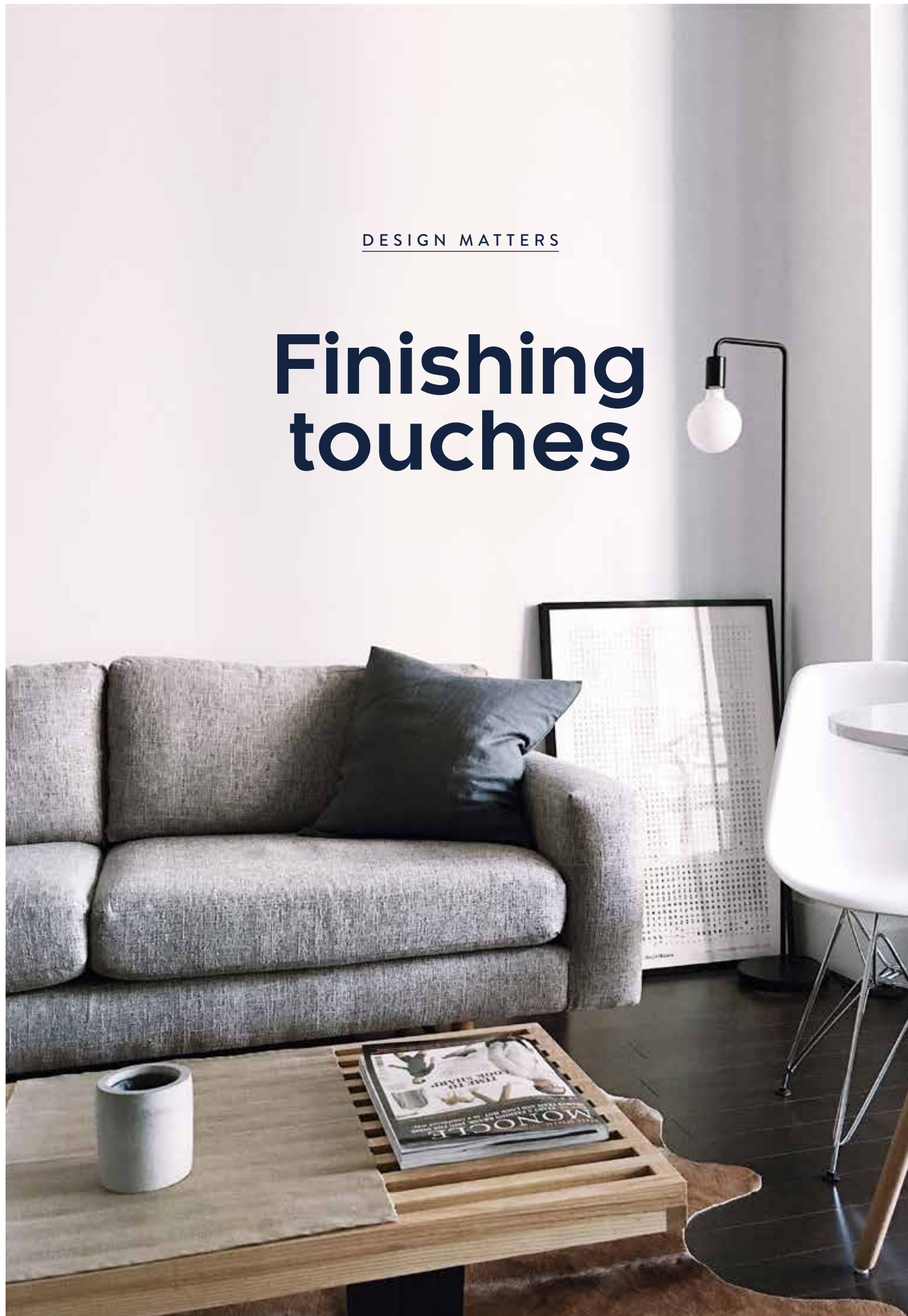
**CHOICE OF
PAYMENT PLANS**

IMAGES INDICATIVE ONLY

Market Court is located in the market town of Birkenhead in Wirral borough, just across the River Mersey from Liverpool. The town is within 10 minutes of Liverpool city centre via Merseyrail or the Mersey Tunnels which makes it an attractive proposition for property investors.

DESIGN MATTERS

Finishing touches



Trademark design delivers
style and contemporary
elegance to every development



1

BESPOKE

Anti-slip vinyl flooring, stainless steel fixtures, custom built kitchens, integral appliances and stylish bathroom suites come as standard, offering homes with style, luxury and comfort.

2

KITCHENS

Lighting, Built-in Appliances
Cooker Top, Range Hood
Cupboards, Worktops
Splashback, One & Half
Sink Mixer Tap

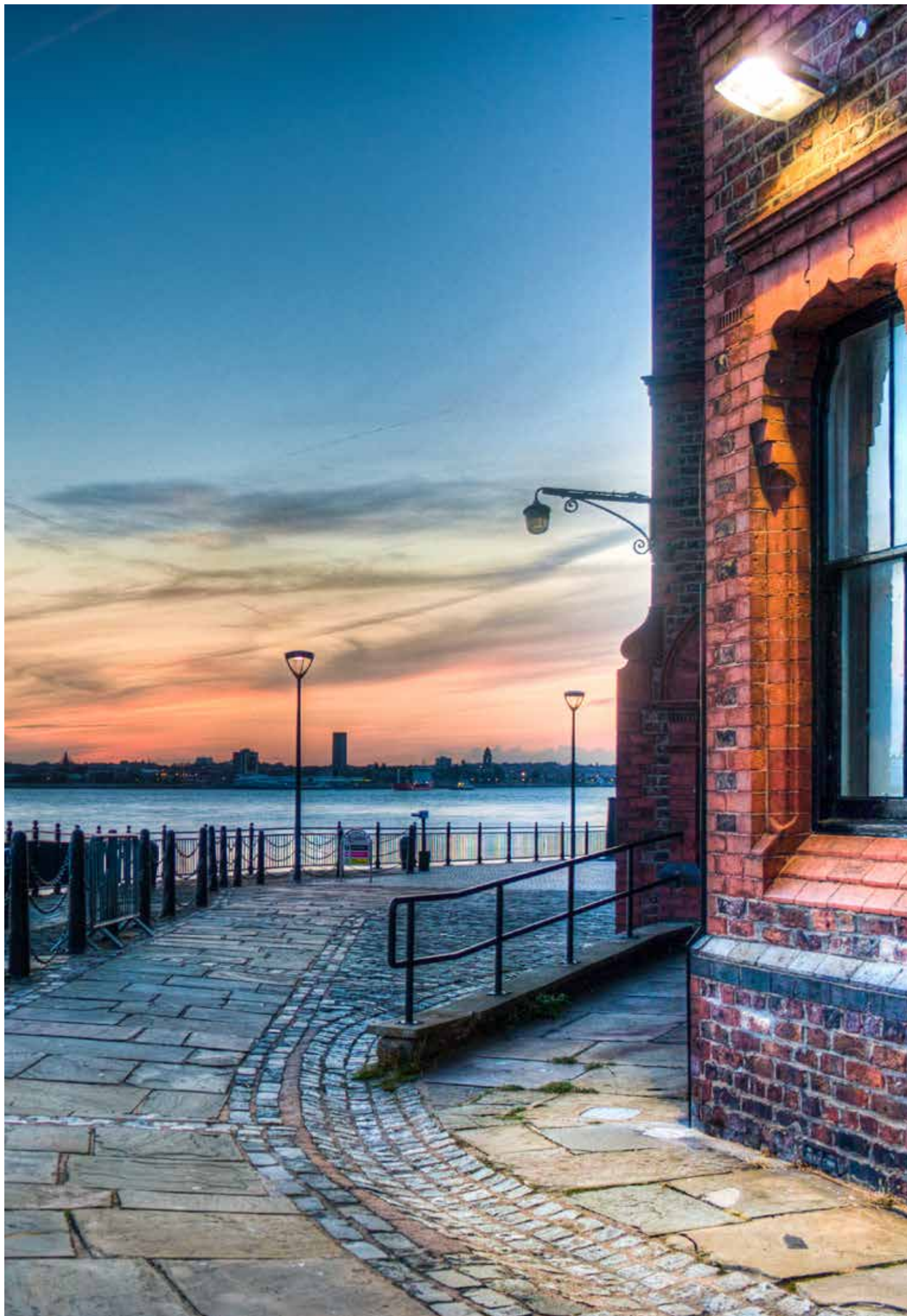


3

BATHROOMS

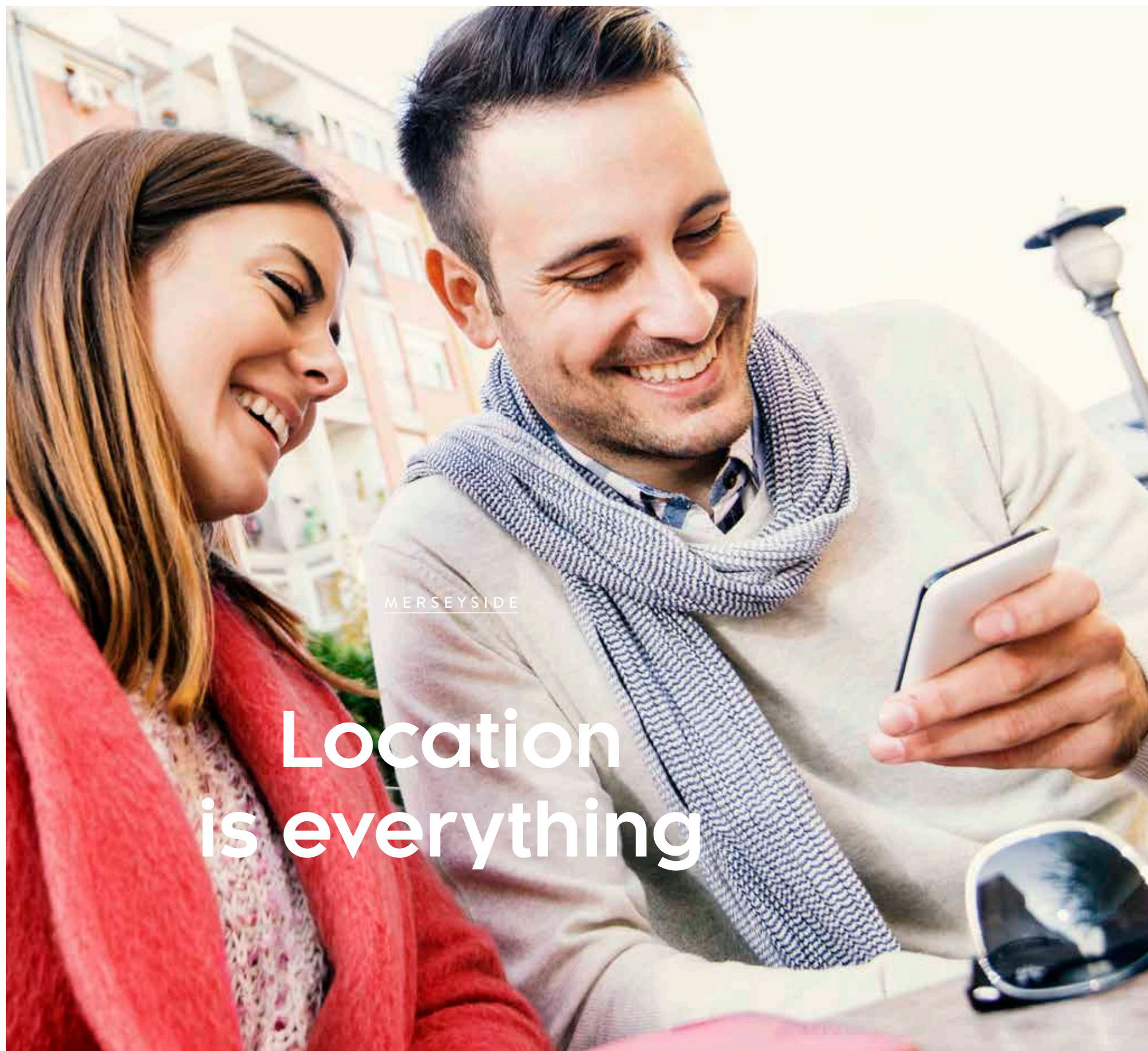
Lighting, Toilet, Vanity Unit
Basin with Mixer Tap
Shower Rose, Shower Shelf
Towel Rail





Market Court

THE LOCATION



MERSEYSIDE

Location is everything



BUSINESS

Innovative, forward thinking and fast growing

Liverpool's historic position as one of the most important trading ports in the world has meant that over time many grand buildings have been constructed in the city as headquarters for shipping firms, insurance companies, banks and other large firms. Liverpool2, a multi-million pound expansion of the port has brought more trade and more jobs to the city. Merseyside's other key industries include chemicals, food processing, business and financial services, retail, tourism and motor manufacturing.

The Knowledge Quarter focuses heavily on the life sciences, innovation and higher education sectors, generating £1 billion in income per year and supporting some 14,000 full-time jobs.

Merseyside saw more new business start-ups in 2018 than any other year in its history.



MAERSK
LINE



Liverpool John
Lennon Airport





THE HIGHLIGHTS

Reasons to invest

DEMOGRAPHICS

88,818
(census 2011)

Sitting along the west bank of the River Mersey and opposite Liverpool city centre, Birkenhead is a market town with the green shoots of regeneration, vision for economic growth and a vibrant future town centre.



REGENERATION

£1 billion

Birkenhead town centre is set to be remodelled in an ambitious £1bn Wirral masterplan. The council's proposal is to include waterfront redevelopment, a new market place and Baltic Triangle-style creative quarter. A new leisure centre and cinema would be built as part of the development. £3m investment in Grade A office space could create more than 100 new jobs for Birkenhead.

CONNECTIVITY

10-15 mins

Liverpool city centre is a short 10-15 minute commute from Birkenhead. Liverpool itself is one of the few cities outside London to have its own underground and commuter railway known as Merseyrail offering fast access around the city centre and to the Wirral. John Lennon Airport connects the city to hundreds of international destinations.



PROPERTY MARKET

13,000 homes

Salary earnings to property price ratio in Merseyside is one of the best in the UK. With low house prices, high tenant demand and decent rents, it is an ideal place for investors wanting to diversify their portfolios, with new developments and properties continuously coming onto the market. Current project, Wirral Waters, proposes to deliver 13,000 new waterside residential homes to the area.



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THE DEVELOPMENT



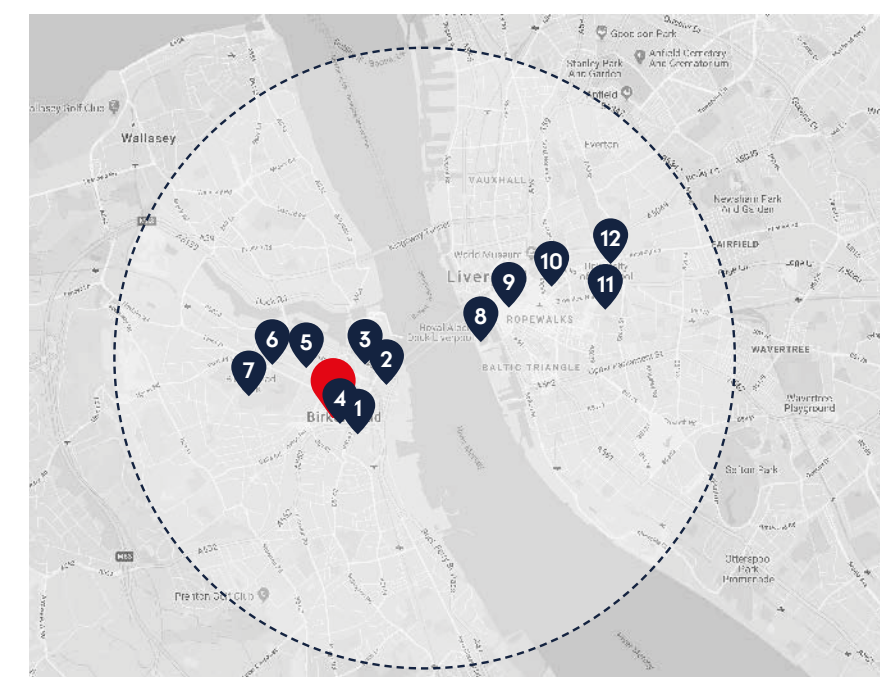
HERITAGE

Live, shop, explore

Birkenhead offers many places to eat, from fine dining, local cuisines to bars and pubs, this lively town has something to offer for everyone. Just a 10 minute train or car journey and you are in the heart of Liverpool, with a vibrant social scene, Liverpool ONE Shopping Centre and the historic Royal Albert Dock.

AMENITIES

1. Birkenhead Central Station
2. Hamilton Square (Merseyrail)
3. Wirral Metropolitan College
4. Pyramids Shopping Centre
5. Europa Pools Leisure Centre
6. Birkenhead Park (Merseyrail)
7. Birkenhead Park
8. Royal Albert Dock
9. Liverpool ONE
10. Liverpool Lime Street Station
11. University of Liverpool
12. Royal Liverpool University Hospital



Market Court

F L O O R P L A N S

SECOND FLOOR

Plot 01-42
1 & 2 Bedroom Apartments

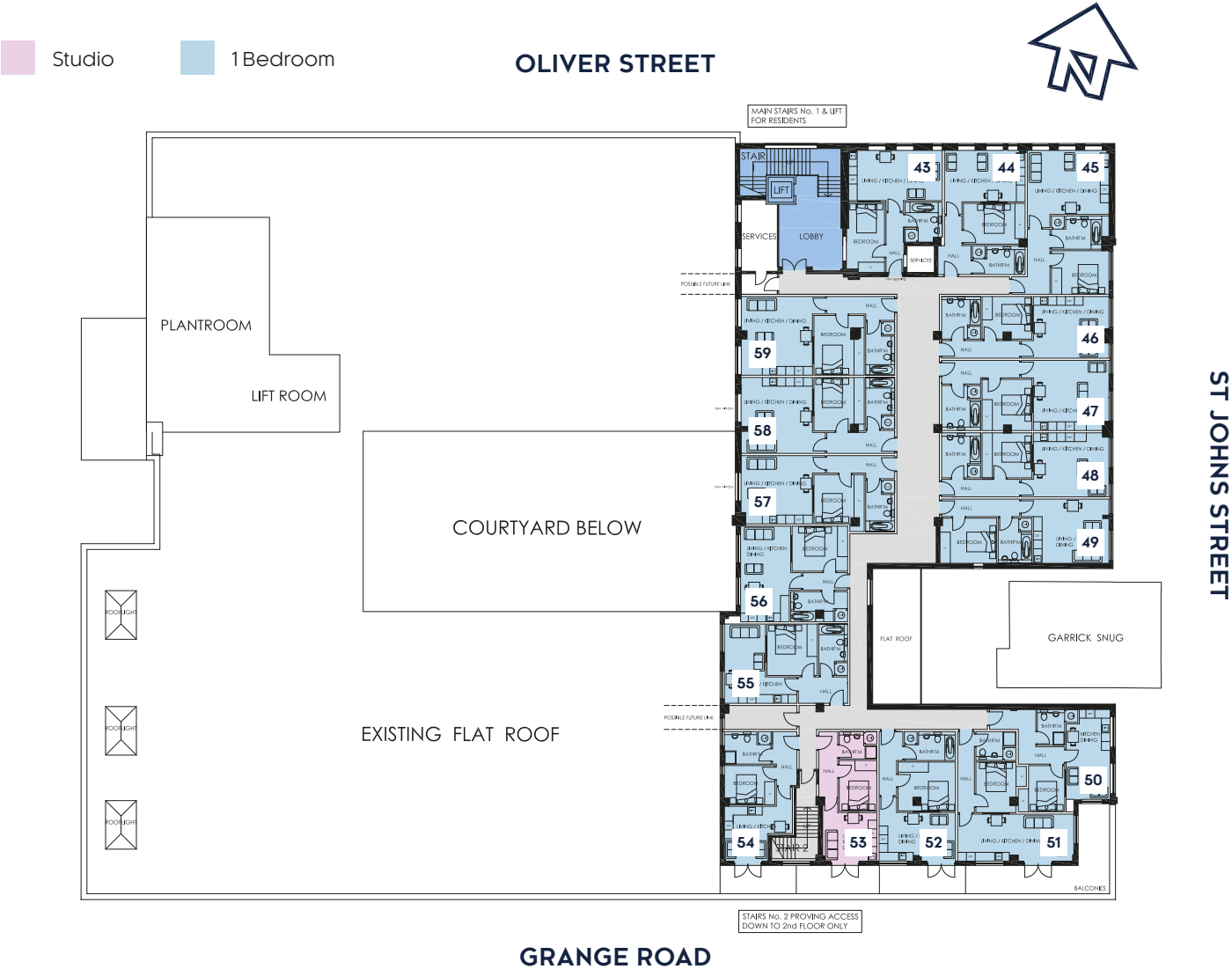
■ Plot 01 48m ² 1 Bedroom	■ Plot 07 46m ² 1 Bedroom	■ Plot 13 64m ² 1 Bedroom	■ Plot 19 45m ² 1 Bedroom	■ Plot 25 62m ² 1 Bedroom	■ Plot 31 46m ² 1 Bedroom	■ Plot 37 46m ² 1 Bedroom
■ Plot 02 52m ² 1 Bedroom	■ Plot 08 45m ² 1 Bedroom	■ Plot 14 60m ² 1 Bedroom	■ Plot 20 45m ² 1 Bedroom	■ Plot 26 45m ² 1 Bedroom	■ Plot 32 47m ² 1 Bedroom	■ Plot 38 46m ² 1 Bedroom
■ Plot 03 53m ² 1 Bedroom	■ Plot 09 46m ² 1 Bedroom	■ Plot 15 45m ² 1 Bedroom	■ Plot 21 47m ² 1 Bedroom	■ Plot 27 50m ² 1 Bedroom	■ Plot 33 50m ² 1 Bedroom	■ Plot 39 46m ² 1 Bedroom
■ Plot 04 45m ² 1 Bedroom	■ Plot 10 54m ² 1 Bedroom	■ Plot 16 45m ² 1 Bedroom	■ Plot 22 45m ² 1 Bedroom	■ Plot 28 47m ² 1 Bedroom	■ Plot 34 50m ² 1 Bedroom	■ Plot 40 47m ² 1 Bedroom
■ Plot 05 45m ² 1 Bedroom	■ Plot 11 64m ² 1 Bedroom	■ Plot 17 50m ² 1 Bedroom	■ Plot 23 47m ² 1 Bedroom	■ Plot 29 47m ² 1 Bedroom	■ Plot 35 50m ² 1 Bedroom	■ Plot 41 57m ² 2 Bedroom
■ Plot 06 51m ² 1 Bedroom	■ Plot 12 68m ² 1 Bedroom	■ Plot 18 45m ² 1 Bedroom	■ Plot 24 47m ² 1 Bedroom	■ Plot 30 46m ² 1 Bedroom	■ Plot 36 47m ² 1 Bedroom	■ Plot 42 57m ² 2 Bedroom



THIRD FLOOR

Plot 43-59
1 Bedroom Apartments

■ Plot 43 40m ² 1 Bedroom	■ Plot 49 50m ² 1 Bedroom	■ Plot 55 47m ² 1 Bedroom
■ Plot 44 41m ² 1 Bedroom	■ Plot 50 45m ² 1 Bedroom	■ Plot 56 46m ² 1 Bedroom
■ Plot 45 46m ² 1 Bedroom	■ Plot 51 45m ² 1 Bedroom	■ Plot 57 46m ² 1 Bedroom
■ Plot 46 45m ² 1 Bedroom	■ Plot 52 45m ² 1 Bedroom	■ Plot 58 52m ² 1 Bedroom
■ Plot 47 47m ² 1 Bedroom	■ Plot 53 30m ² 1 Bedroom	■ Plot 59 53m ² 1 Bedroom
■ Plot 48 45m ² 1 Bedroom	■ Plot 54 45m ² 1 Bedroom	





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THE INVESTMENT

Payment plans designed
with you in mind

Payment Plan 01

No mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis.

Upon completion, remaining payments are covered by rental income over 5 years.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Payments can be made across a full 24 month term – keeping payments low. All payment plans provided are correct at the time of development launch.

Summary - 1 bed apartment	
Purchase Price	GBP £99,995.00
Legal Fees	£850.00
Total Amount Due	£100,845.00
Reservation Stage	
Prosperity Reservation Deposit 5%	£4,999.75
Legal Fees	£850.00
Reservation stage total due	£5,849.75
Monthly Payment Stage	
Deposit divided by 24 month build schedule	£64,996.75 £2,708.20
Completion Stage	
Stamp Duty - estimated (if applicable)	£2,999.00
Rental Repayment Stage	
Year 1 rental payment	£29,998.50 £7,200.00
Year 2 rental payment	£7,200.00
Year 3 rental payment	£7,200.00
Year 4 rental payment	£7,200.00
Year 5 rental payment	£1,198.50
Income	
Estimated Gross Rental Income	Per month £600.00 / Per annum £7,200.00
Estimate Yield based on above	7.20%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,036.80
Total Expenses*	Per month £182.23 / Per annum £2,186.80
Income net of expenses	
* plus Letting & Setup Fees	
Per month £417.77 / Per annum £5,013.20	

Payment Plan 02

Monthly and mortgage plan

Pay a 5% initial payment towards your deposit plus £850 legal fees. Your deposit is then divided by the number of months in the build term and paid on a monthly basis.

At completion, the balance is paid by way of an arranged mortgage or cash.

This option is perfectly suited to clients without large lump sums accessible or those who'd prefer to keep existing investments where they are. Monthly and Mortgage payment plans only available on selected plots. All payment plans provided are correct at the time of development launch.

Summary - 2 bed apartment	
Purchase Price	GBP £109,995.00
Legal Fees	£850.00
Total Amount Due	£110,845.00
Reservation Stage	
Prosperity Reservation Deposit 5%	£5,499.75
Legal Fees	£850.00
Reservation stage total due	£6,349.75
Monthly Payment Stage	
Deposit divided by 24 month build schedule	£32,998.50 £1,374.94
Completion Stage	
Balance payment - by way of mortgage or cash	£71,496.75
Initial mortgage arrangement fee (if applicable)	£995.00
Stamp Duty - estimated (if applicable)	£3,299.00
Amount due at Completion Stage	£75,790.75
Income	
Estimated Gross Rental Income	Per month £650.00 / Per annum £7,800.00
Estimate Yield based on above	7.09%
Expenses	
Service Charge (estimated)	£900.00
Ground Rent (estimated)	£250.00
Tenant Management Fees @ 12% + vat	£1,123.20
Total Expenses*	Per month £189.43 / Per annum £2,273.20
Income net of expenses	
* plus Letting & Setup Fees	
Per month £460.57 / Per annum £5,526.80	

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TO DISCUSS AN INVESTMENT
PLEASE CONTACT US

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