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Market Court Birkenhead

A sustainable residential development combining luxury and comfort from £74,995.

[Reserve Online](#)

HIGHLIGHTS:

- Units available from £74,995
- 7% NET rental return for 2 years
- 59 apartments: Studios, 1-bedroom & 2-bedroom apartments
- Office conversion
- Completion: Q4 2021
- Leasehold: 125 years
- Located in the borough of Wirral

• 10 minutes away from the Liverpool City Centre

• 5 minutes away from Birkenhead Bus Station

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- Facilities include lifts, plant room and courtyard

INTRODUCTION:

In the charming borough of Wirral, Market Court offers 59 stylish apartments, dedicated to offering comfort and luxury only ten minutes away from the Liverpool City Centre. Benefiting from Liverpool's extensive regeneration, this sustainable office conversion offers a 7% NET rental return for 2 years.

OVERVIEW:

Embodying the vivacious nature of Liverpool's youthful atmosphere, Market Court is complete with custom build kitchen, a large supply of natural light and contemporary design aesthetic. Featuring studios, 1-bed, and 2-bed apartments, the development boasts close proximity to Merseyrail and Merseyside Tunnel, proving itself as an ideally located property. Delivering stunning views of the River Mersey, Market Court is a fantastic opportunity to invest in Liverpool's commuting locations.

PAYMENT STRUCTURE:

Payment Plan 1: No Mortgage Option

- Reservation fee: 5% (plus £850 legal fees)
- Monthly Payment Stage: Deposit (65%) divided by 24-month build schedule (or investor can pay the stage in cash at once).
- Completion: The remaining payments are covered by rental income over 5 years. (If the investor wishes to sell during the five-year period, the investor needs to payback developer in the sale).

Payment Plan 2: Mortgage Option

- Reservation fee: 5% (plus £850 legal fees)
- Monthly Payment Stage: Deposit (30%) divided by 24-month build schedule (or investor can pay the stage in cash at once)
- Completion: Balance (65%) is paid by way of an arranged mortgage or cash.

FINANCIALS:

Market Court offers investors a 7% NET rental return for 2 years. See table below for an example of the rental returns you could earn from this investment:



Unit Example	Rental Yields
£74,995 x 7% NET Rental Yields	£5,249.65 per annum
	£437.47 pcm
Total Rental Income over 2 years	
£5,249.65 x 2	£10,499.30

PLEASE NOTE: These figures are estimates only based on current data.

WHY INVEST IN RESIDENTIAL PROPERTY?

Early Retirement

With the right property, a shrewd investor can generate enough money to retire early. A well-chosen property portfolio can easily rival a salary, and more often than not requires no management of the investor.

Better than cash in the bank

Buy-to-let returns can be more reliable and effectively offer higher yields than cash sitting in a bank account. The housing supply in the UK is also at a 100-year low, and demand is growing daily. It is predicted that 25% of households will be privately rented within the next 5 years.

Sale Investment

All investment comes with a level of risk, but in the world of investment property is as safe as they come.

Demand

The demand for residential property exists as long as tenants need accommodation. The UK currently has a population of 66.96m, due to 80.6 years life expectancy and 283,000 people emigrating into the UK. Alongside this, 101,669 couples are divorcing and 2018 saw 12.1 births per 1000 people, proving a need for more homes.

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Tarquin Jones is a dynamic and specialist property Investment company that focuses and delivers on property Investment solutions to our discerning clients throughout the world.



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