

59 Fontenoy Street  
Liverpool  
L3 2BE



# 59 Fontenoy Street

## £150,000

### Full Description

Brand New Off Plan Investment Opportunity | Short Term Lets Permitted | Strong Yield Potential

We are pleased to present a high quality off plan residential development offering a selection of one and two bedroom apartments in a highly accessible Liverpool location.

Designed to appeal to modern tenants, each apartment will be finished to a high specification throughout, delivering a contemporary living environment with strong rental appeal. Situated on the edge of Liverpool city centre, residents benefit from being within comfortable walking distance of the city's commercial, retail, and leisure districts.

This opportunity is offered at up to 20% below current market value, providing investors with an attractive entry point and the potential for immediate equity alongside robust rental returns.

### Investment Overview

- Off plan investment opportunity (for investment purposes only)
- Only 25% deposit required
- Short term lettings permitted
- Prices up to 20% below current market value
- Projected yields up to 10% using a short term lettings strategy
- Estimated ground rent at 0.1%
- 250 year leasehold
- Predicted Council Tax Band A

### Location Overview

Liverpool continues to establish itself as one of the UK's strongest performing regional property markets. Forecasts indicate house price growth of up to 27.3% across the North West, while Liverpool itself has achieved capital growth of 10.7% over the past 12 months. The development is within walking distance of the £5.5 billion Liverpool Waters regeneration zone and sits within the L3 postcode, where average rental yields are currently around 7.4%.

### Additional Information

### Local Authority

### Council Tax Band C

### EPC Rating



### Contact

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