

59 Fontenoy Street
Liverpool
L3 2BE



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£200,000

Full Description

We are delighted to present a compelling off-plan investment opportunity within a high quality residential development in Liverpool, offering a collection of one and two bedroom apartments designed to meet the expectations of today's rental market.

Positioned on the edge of Liverpool city centre, the development places residents within approximately a 10 minute walk of the city's commercial, retail, and leisure districts, ensuring strong appeal to both long-term and short-term tenants.

The apartments are finished to a high specification throughout, combining contemporary design with functional layouts to deliver a premium living environment. This focus on quality supports sustained rental demand and long-term asset performance.

Investment Overview

- Off-plan investment opportunity
- 25% deposit required
- Opportunities up to 20% below current market value
- Short-term lettings permitted
- Potential yields of up to 10% using a short-term rental model
- 250-year leasehold
- Ground rent estimated at 0.1%
- Estimated service charge of approximately £2 per sq ft
- Anticipated Council Tax Band A

Location Overview

Liverpool continues to attract significant investment and regeneration, reinforcing its position as one of the UK's most attractive buy to let markets. The development benefits from proximity to the wider Liverpool Waters regeneration area, supporting strong long-term growth prospects.

The surrounding L3 postcode is well established as a popular rental location, underpinned by consistent tenant demand, strong yields and ongoing regeneration activity across the city centre and waterfront.

This opportunity is well suited to investors seeking a combination of income potential, flexible letting strategies, and long-term capital

Local Authority

Council Tax Band B

EPC Rating



Contact

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