



Completed & Tenanted | No Landlord Costs | Up To 9.50% Assured Net Yields

Castleview House

Castleview House, East Ln, Palace fields, Runcorn WA7 2DR

We are proud to present this fantastic Assisted Living investment opportunity in Runcorn, Liverpool. Castleview House offers 92 well-presented apartments across three floors located next to the train station direct to London Euston.

All apartments are subject to a 125-year lease (which commenced in 2018) with a 25-year management agreement via Housing Association, which provides assisted living care.

Investment Overview:

- ✓ Up To 9.50% NET rental assurance: Studio and 1 bedroom 9.3% NET and 2 bedroom 9.5% NET
- ✓ Reservation fee: £5,000
- ✓ Fully managed for 25 years by a Housing Association (Government backed)
- ✓ No Landlord costs for Ground Rent, Service Charge, Building Insurance, and Management Charges.
- ✓ Cash purchase only (Simultaneous exchange and completion)
- ✓ Immediate income with rental paid monthly
- ✓ Potential exit option within 3 years by a minimum 30% uplift, with anything over split equally between developer and investor

Alongside the impressive yields, investors could see a capital uplift of 30% within the next three years. All units are sold with a potential exit option lasting three years.