

# WESTMINSTER POINT

WESTMINSTER PARK

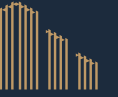












200 LUXURY APARTMENTS

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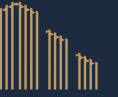
## WORLD FAMOUS LOCATION

Experience elevated living at Westminster Park, an exquisite development boasting an array of impressive amenities. Stylish and modern living personified, this stunning collection of spacious one and two-bedroom apartments form Liverpool's most exciting residential development

Enjoying a prime location as the gateway to the city centre, Westminster Point boasts 200 contemporary apartments, completed to a high specification and designed to accommodate exclusive city living.

## INVESTMENT PRINCIPALS

- + Short-term let approved
- + 999 year lease
- + Prices from just £165,000
- + Circa 10-12% NET returns using short-term let



A PLACE TO CALL HOME

# SPOTLIGHT ON LIVERPOOL





WORLD FAMOUS  
LOCATION

WORLD FAMOUS

Located on the River Mersey, Liverpool is a world-famous shipping port and capital of culture. The city has a young, growing population and is an attractive business destination for finance, manufacturing, digital and creative sectors. With targets to create 35,000 new homes, develop 370 acres of land and 38,000 new jobs, the city is striding forward.

REGENERATION

Liverpool is in the midst of a major £14 billion transformation, with billions worth of projects already completed. At present, the city has a huge focus on the redevelopment of its famous waterfront. The city is also in the midst of the creation of a new creative district, and the establishment of a world-leading knowledge sector. Liverpool is at the forefront of redefining the urban landscape.

PROFESSIONALS

Liverpool's exceptional reputation among young professionals and recent graduates is well-deserved, thanks to its impressive selection of world-class universities, unparalleled student retention rate, and dynamic community of over 70,000 students. The city has a long reputation for academic excellence, boasting five exceptional universities.

OVER  
756,600  
people in  
employment

OVER  
£1 BILLION  
of investment  
each year

UNDERGOING A  
£14BN  
regeneration-led  
renaissance

2025  
target for the completion  
of many key new regeneration  
projects in the city

£100 MILLION  
proposal for  
Liverpool John Lennon  
Airport transformation







LIVERPOOL ONE | SHOPPING, BARS & RESTAURANTS | 🚶 14 MINS



LIME STREET STATION | MAINLINE TRAIN STATION SERVING THE UK | LONDON IN 2 HOURS | 🚶 13 MINS

ROYAL ALBERT DOCK | BARS, RESTAURANTS, MUSEUMS & TATE ART GALLERY | 🚶 19 MINS





# GATEWAY TO THE CITY

## TRANSPORTATION

01	Liverpool John Lennon Airport	9 mi	🚗 30 min
02	Liverpool Lime Street Station	0.8 mi	🚶 13 min
03	Liverpool Central Station	1 mi	🚶 16 min
04	James Street Station	1 mi	🚶 16 min
05	Moorfields Station	0.6 mi	🚶 9 min

## EDUCATION

06	University of Liverpool	1.4 mi	🚶 22 min
07	John Moores University	0.4 mi	🚶 6 min
08	School of Tropical Medicine	1 mi	🚶 16 min

## RETAIL & ENTERTAINMENT

09	Liverpool ONE Centre	0.9 mi	🚶 14 min
10	St Johns Shopping Centre	0.8 mi	🚶 13 min
11	Bars & Restaurant	0.9 mi	🚶 14 min
12	Echo Arena	1.5 mi	🚶 23min
13	Liverpool FC Anfield Stadium	1.9 mi	🚶 30 min
14	Everton FC Bramley-Moore	1.2 mi	🚶 19 min
15	The Three Graces	1 mi	🚶 16 min
16	Museum of Liverpool	1mi	🚶 16 min
17	Royal Albert Dock	1.2 mi	🚶 19 min
18	Liverpool Metropolitan Cathedral	1.4 mi	🚶 22 min
19	Liverpool Cathedral	1.5 mi	🚶 24 min

## REGENERATION SPOTS

**20** LIVERPOOL WATERS | £5.5bn mixed-use development with 1.5 million sqm of floor space

**21** KNOWLEDGE QUARTER | £2bn of investment including new life science, medical & knowledge campus

**22** STONEBRIDGE CROSS | Manufacturing zone set to expand by 1 million sq ft of distribution warehousing

**23** PALL MALL | £200m scheme in the centre of the commercial district, spanning 1.2 hectares







LIVERPOOL WATERS | £5.5BN DEVELOPMENT CREATING A SUSTAINABLE WORLD-CLASS, MIXED-USE WATERFRONT | 16 MINS

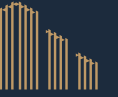
NEW EVERTON FC STADIUM | BRAMLEY-MOORE DOCK | 19 MINS











SPACIOUS ONE & TWO-BEDROOM APARTMENTS

# APARTMENT SPECIFICATION













#### INTERNAL FINISHES

- + Matt finish ceilings & walls
- + Matt emulsion skirting boards
- + Key less entry system to all blocks
- + Wood finish veneer internal doors with chrome fittings
- + Chrome ironmongery



#### KITCHEN

- + Contemporary fitted kitchen and worktops
- + Integrated under-unit lighting
- + Fan assisted oven, hob and extractor fan
- + Integrated larder fridge / freezer
- + Toughened glass back splash
- + Stainless steel finish recessed kitchen sink
- + Chrome finish kitchen sink mixer with high swivel spout
- + Dish washer and washing machine as standard



#### LIGHTING

- + Recessed spotlights in all bedrooms
- + Matt finish ceilings & walls
- + Matt emulsion skirting boards



#### BEDROOM

- + Fully carpeted bedrooms
- + Fitter wardrobes



#### FLOORING

- + Hallway, living rooms and kitchens wood finish laminate flooring



#### ELECTRICAL & COMMUNICATION

- + Telephone points to the living area and principal bedroom
- + TV points will be installed in the lounge and all bedrooms
- + WiFi points and satellite pre-wiring to all TV points
- + Contemporary white switch plate & sockets
- + Key card for main entrance and car parking
- + Automated door entry manned concierge desk
- + CCTV entrance to the building entrance
- + Smoke detectors in all apartments and communal areas
- + Fire alarm and integrated sprinkler system as required



#### BATHROOM

- + Fitted premium bath, sink and toilet
- + Black coated taps and shower
- + Bathrooms and en-suites – tiled floors
- + Recessed spotlights, mirror and storage units



#### EXTERNAL FINISHES

- + Contemporary brushed aluminium frames
- + Double glazed windows













## INTERNAL FLOOR PLANS

### STUDIO APARTMENT

**INTERNAL AREA 329 SQ FT**

- + Studio bedroom
- + One bathroom
- + Open plan kitchen, living & dining room
- + Internal area from 329 sq ft



### ONE BEDROOM APARTMENT

**INTERNAL AREA 421 SQ FT**

- + One bedroom
- + One bathroom
- + Open plan kitchen, living & dining room
- + Internal area from 421 sq ft



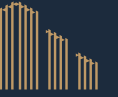
### TWO BEDROOM APARTMENT

**INTERNAL AREA 629 SQ FT**

- + Two bedrooms
- + Two bathrooms
- + Open plan kitchen, living & dining room
- + Internal area from 629 sq ft







A PLACE TO CALL HOME

# FINANCIAL FORECAST

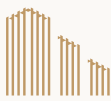
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KEY  
FINANCIALS

	AVG. PURCHASE PRICE	£204,170.00	£277,250.00
MONTHLY OPERATING INCOME	Avg. Per Night	£175.00	£260.00
	Gross Annual Rental Income average 65% occupancy	£41,518.75	£61,685.00
	Average Monthly Rent	£3,459.89	£5,140.41
	Gross Monthly Operating Income	£3,459.89	£5,140.41
MONTHLY ESTIMATED OPERATING COSTS	Property Management Fee at 18% (+VAT)	£747.33	£1,110.33
	Portal Fees at 15%	£518.98	£771.06
	Broadband	£40.00	£40.00
	Utility Bills	£216.66	£216.66
	Council Tax - 24/25	£156.87	£179.28
	Service Charge at £2.80 per Sq Ft	£99.63	£153.06
	Monthly Operating Expenses	£1,779.47	£2,470.39
NET OPERATING INCOME (NOI)	Total Annual Operating Income	£41,518.75	£61,685.00
	Total Annual Operating Expense	£21,353.64	£29,644.68
	Annual Net Operating Income	£20,165.11	£32,040.32
	Net Yield	9.91%	11.56%





## THE DEVELOPER

# INTEGRITAS PROPERTY GROUP

Based in the vibrant North West of England, Integritas Property Group stands as a beacon of ethical property development. Our commitment to ethical practices is deeply rooted in our local community.

Transparency is not just a concept for us; it's our way of doing business. Our unwavering dedication ensures that we see every project through to its successful completion.

We thrive on collaboration and work closely with investors, construction companies and landowners, to transform promising UK property areas into unique and vibrant rental property developments.

IPG have a wealth of experience in successfully delivering student accommodation, and are excited to be able to bring another five star development to the ever expanding PBSA market.



**Mitchell Walsh**  
CEO & Founder



**Emma Greenaway**  
Operations Director



**Ryan Guest**  
Head of Development



**Ross Fleming**  
Global Sales Director



**Dan James**  
Planner



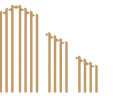
**Allan Spencer**  
Senior Quantity Surveyor



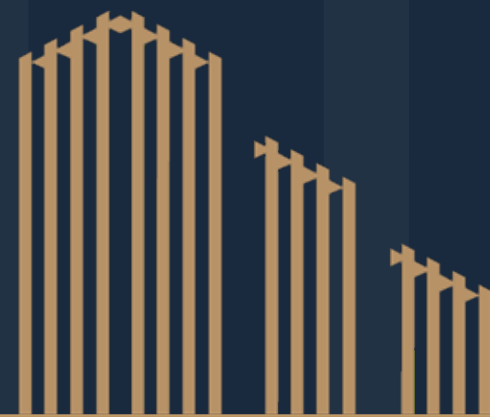
**Jane Atkison**  
Procurement Manager



**Perry Mahaffy**  
Junior Quantity Surveyor







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