

City Living
with a view
to inspire



Victoria House

Residential Apartments in Liverpool City Centre



Welcome to Liverpool

As a UNESCO World Heritage city, Liverpool has a unique mix of contemporary and classic architecture, not to mention two magnificent cathedrals and the stunning Liverpool waterfront.

The city by the sea, Liverpool is a world class tourist destination, with world class attractions to match. From fantastic shopping and sport to legendary music and nightlife, Liverpool is bursting with energy.

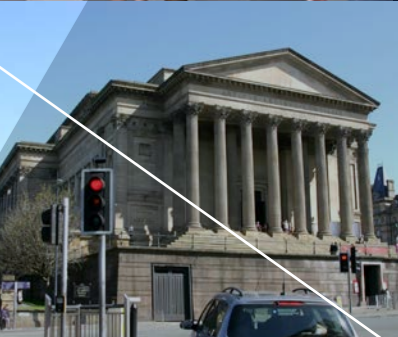
Following its term as European Capital of Culture in 2008, the city has enjoyed unparalleled cultural growth and financial investment. The city is packed with buzzing restaurants, boutique and international hotels, trendy wine bars, as well as an unbeatable variety of museums, galleries and theatres; the most outside of London.

Welcome to Victoria House

Invest in Liverpool's latest urban living experience

Victoria House lies in the very centre of the iconic Northern city of Liverpool. Directly opposite James Street Train Station and adjacent to the hugely popular Liverpool ONE shopping centre, with countless high quality bars, restaurants and shops nearby, Victoria House is the perfect residential hotspot for young professionals looking for an urban living experience.

- ▶ Prices from £81,650
- ▶ Potential gross return of 7.63%*
- ▶ Residential development over 7 floors
- ▶ 63 Studios and one bedroom apartments
- ▶ Award winning architects to transform the building
- ▶ Two additional floors to be added (subject to planning)
- ▶ Located directly opposite James Street Train Station
- ▶ Minutes away from Liverpool One Shopping Centre and the stunning Liverpool Waterfront



*The potential gross return is estimated by local lettings agents and does not include additional costs and taxes.



A City of Connection

Liverpool is one of the best connected cities in the UK. With two international airports on the doorstep and just a two hour train journey to London, it's never been easier to travel to and from Liverpool.

By Air

The city's excellent transport network provides easy access to all UK, European and international destinations. Liverpool John Lennon Airport is just 9 miles away from the city centre and connects to all UK and European destinations and the nearby Manchester Airport is ideal for long haul international travel.

By Rail

Victoria House is directly adjacent to the city's most central train station, James Street, providing convenient access for commuters travelling in and out of the city to nearby towns.

Liverpool Lime Street Station, the city's main train station, is just a 10 minute walk from Victoria House giving excellent transport links to all of the UK. You can reach London in just 2 hours and 4 minutes and Manchester in only 47 minutes.

A City of Opportunity

Liverpool prides itself as being an innovative and exciting place for investment and business. It is a city with substantial economic assets and opportunities; a knowledge hub with unique learning centres; a destination city with impressive culture and a city with important sea and air connections to international markets

Standing at the heart of a thriving North West economy, the city is firmly connected to global markets, with many multinational companies, such as Barclays Wealth, Sony and Jaguar Land Rover already major investors in the city.

Liverpool's £12bn wealth management industry is the largest outside London. The city accounted for £121m in revenue and managed £11.6bn





The Location

Victoria House
7-11 James Street
Liverpool
L2 7NX

Walking Distances

Liverpool ONE Shopping Centre – 1 min
Liverpool Waterfront – 3 mins
Tate Liverpool – 6 mins
Museum of Liverpool – 3 mins
James Street Train Station – directly opposite
Liverpool Lime Street – 10 mins
The University of Liverpool - 15 mins

Train Times

Manchester – 47 mins
Birmingham – 1 hour 43 mins
London – 2 hours 4 mins
Edinburgh – 3 hours 24 mins

Driving times

Liverpool John Lennon Airport – 22 mins
Manchester Airport - 52 mins

City Centre apartments with a view to inspire

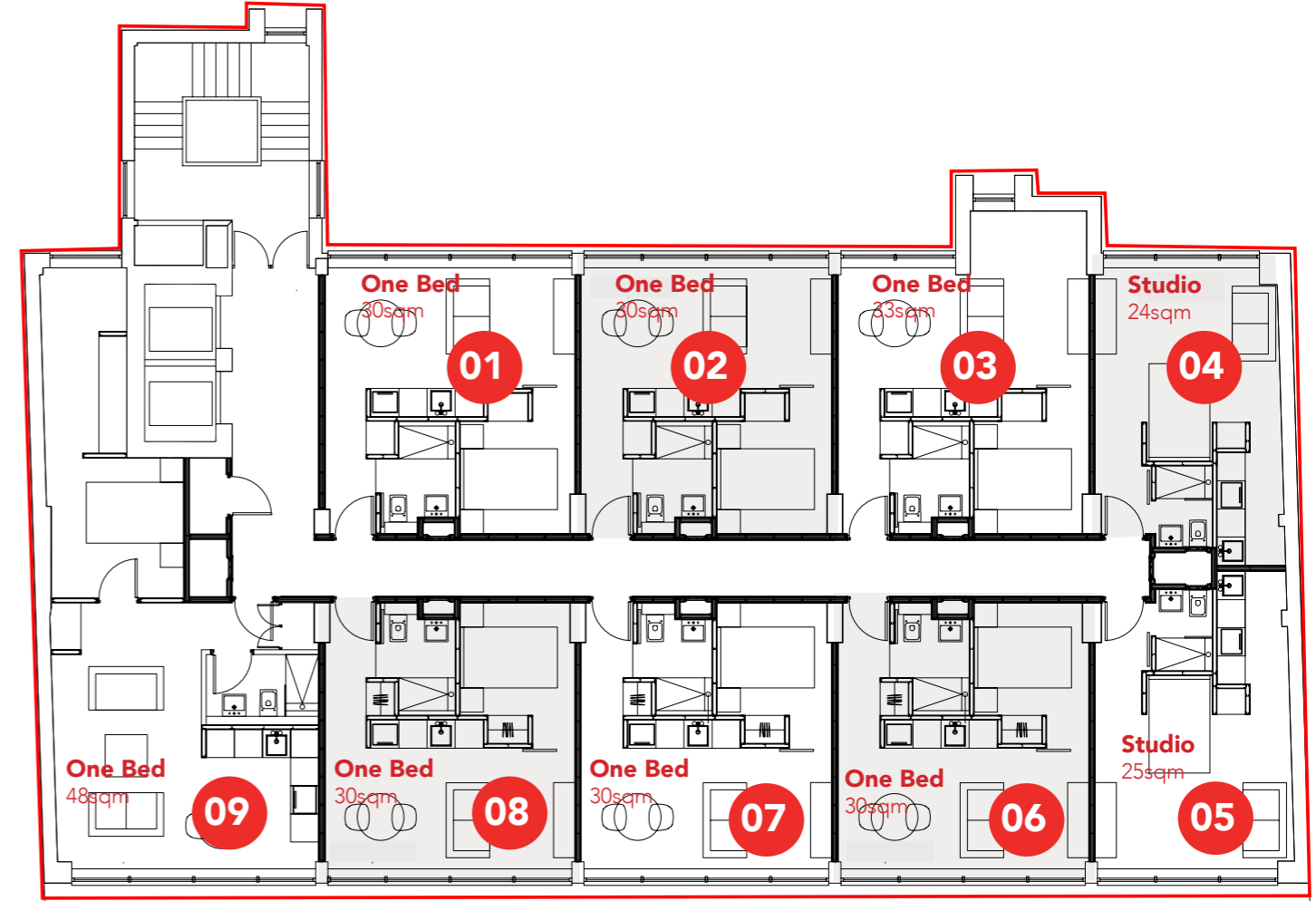


Highlights

- ▶ Residential development over 7 floors.
- ▶ Further top floors in planning.
- ▶ 14 studios and 49 one bedroom apartments.
- ▶ Award winning architects to transform building.
- ▶ Located directly opposite James Street Train Station and Liverpool ONE Shopping Centre.
- ▶ Just minutes from the famous Liverpool waterfront with stunning views of the Mersey.

Example Floor Plan

Floors 1-7



Additional Top Floors Under Going Planning

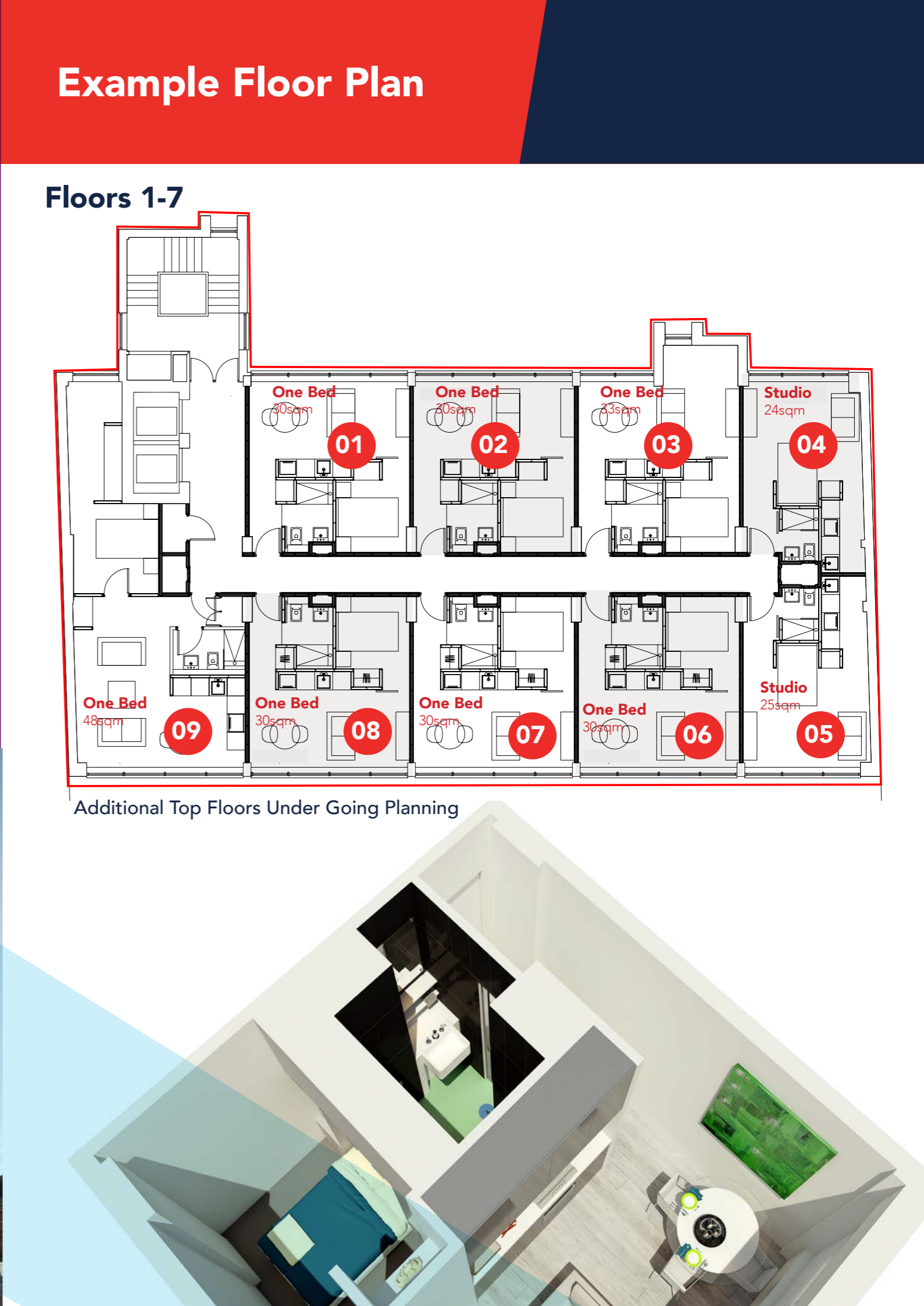
The Opportunity

Victoria House will provide a unique living space for young professionals looking to live in the heart of the city with everything on their doorstep. Directly opposite is James Street Train Station giving tenants quick access to other parts of the Liverpool region – ideal for those commuting from the city centre.

Just a one minute walk away is Liverpool ONE, a huge open air shopping and leisure centre, offering over 160 high-profile stores, restaurants, cafes and a cinema. Heralded as being in the top 5 retail destinations in the UK, tenants of Victoria House will be living in the buzz of face paced city living.

Sitting just minutes away from Liverpool's historic UNESCO waterfront, the development will offer stunning views of the iconic River Mersey and the Liver Building.

The architect's designs will ensure style in a comfortable setting to allow young professionals the space and convenience they need to enjoy an urban living experience.





Specification

Kitchen

- ▶ Contemporary fitted kitchen with handleless doors
- ▶ Integrated Under Unit Lighting
- ▶ Fan Assisted Oven, Induction Hob and Extractor Fan
- ▶ Integrated larder fridge/freezer
- ▶ Integrated Washer/Dryer

Bedroom

- ▶ Fitted wardrobes

Internal Finishes

- ▶ Internal doors with chrome fittings
- ▶ Chrome ironmongery

Flooring

- ▶ Living room & Kitchen - Polyflor
- ▶ Bathroom – tiled floor
- ▶ Bedroom – carpet

Bathrooms

- ▶ Contemporary fittings
- ▶ Wall mounted shower head
- ▶ Towel rail to all bathrooms

Electrical and Communication

- ▶ Telephone points to living area
- ▶ TV points to living area
- ▶ Satellite TV pre-wiring to all TV points
- ▶ Contemporary white switch plates and sockets

Heating

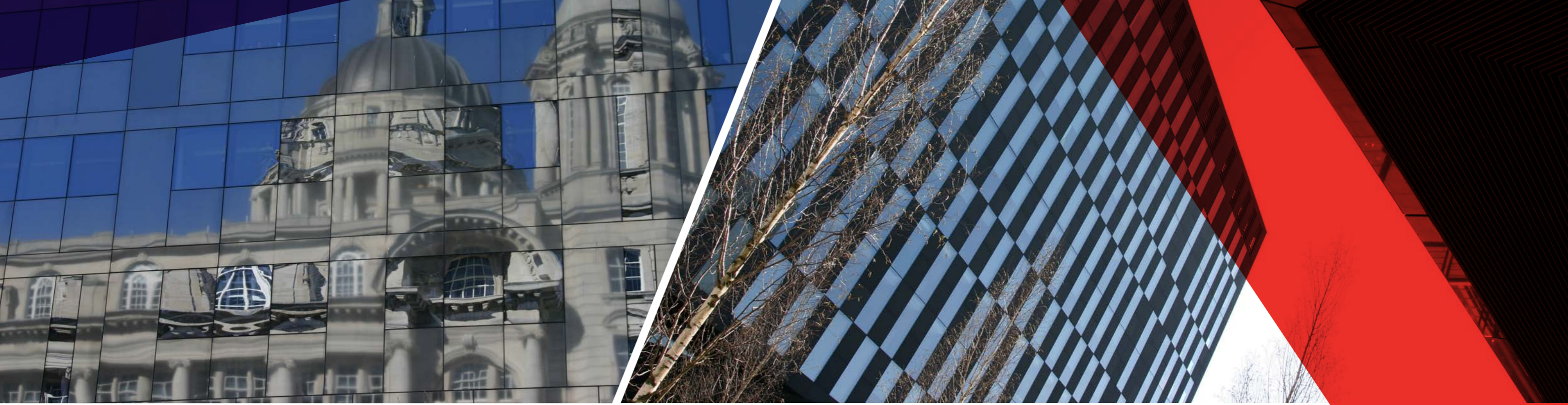
- ▶ Electric Wall heating
- ▶ Heated towel rails to all bathrooms

Safety and Security

- ▶ Automated door entry in all apartments
- ▶ CCTV in all communal areas and car park
- ▶ Smoke detectors in all apartments and communal areas

External

- ▶ Bin Store



Pinnacle Alliance **P I N N A C L E** ALLIANCE

From Hong Kong, China, Singapore and Malaysia, to Russia, Canada and the Middle East, Pinnacle Alliance exists to open the door to the UK property market. Promoting exciting and innovative developments across the UK, with a dedicated team of representatives across the world, Pinnacle Alliance are a reputable source of property opportunities for buyers worldwide.

With a shared entrepreneurial spirit, Pinnacle Alliance and the Group Companies deliver dependable “hands - on” property investments that create long term value and give buyers full control.

Seen across the world as leaders in the property field Pinnacle Alliance has an uncompromising commitment to the work they do and are seen as a reliable and trustworthy partner. An exciting pipeline of developments in the future ensures a successful future whose vision is ‘Delivering today, Creating tomorrow’.

The Developer **P I N N A C L E** RESIDENTIAL (LIVERPOOL) LTD

Pinnacle Residential (Liverpool) Ltd.

The Constructor



Goodwin Developments Cheshire Ltd

The Pinnacle Alliance Groups partnership with Goodwin Developments is another exciting venture for this unique project in Liverpool. Over many previous projects they have proven their skill and dedication time and time again and this expertise will be incorporated into this newest Pinnacle Alliance Group endeavour.

Goodwin Developments are registered under the Considerate Constructors Scheme and you can be sure that only the highest standard of work goes into the Victoria House refurbishment.

The stunning Liverpool waterfront
Just a 2 minute walk from Victoria House



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ALLIANCE

Disclaimer: We are the worldwide marketing and sales agent for the developer and all communications are subject to contract with the developer. The developer is a group company of ours but are separate from us. You are responsible for your own investment decision and for assessing potential returns. We cannot be held responsible for any decisions you make and recommend you take independent advice. The value of property investments may fall as well as rise.

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