

An architectural rendering of a city development project. The scene shows a wide, modern pedestrian walkway with a low wall and a ramp leading down to a canal or river. The walkway is lined with trees and modern buildings. In the background, a large, historic building with a prominent dome and classical architectural features is visible. The sky is blue with scattered white clouds. The overall style is a high-quality architectural visualization.

# ST JAMES COURT

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# MODERN CITY LIVING AT ITS BEST

Over the past 15 years Liverpool's population has more than doubled\* with young professionals flocking to the city for work and lifestyle, fuelling the demand for high quality accommodation in the city. This trend for modern city living is on the rise and now, location and quality is key for residents looking for the best place to live.

St James Court is perfectly placed to meet these needs, offering additional features such as private gardens, roof terraces and balconies to really appeal to the professional market of today.

A 10 story development located in the cutting-edge Baltic Triangle area of Liverpool, St James Court will be a mixed use scheme of 157 quality studio, 1 & 2 bedroom apartments with prime commercial space located on the ground floor. An under-croft provides secure car parking, as well as attractive landscaped gardens to the first floor – perfect for residents looking for some outdoor space in the midst of busy city living.

\*Source: Think Tank Centre for Cities



# LIVERPOOL

## A WORLD CLASS CITY

Liverpool is a city like no other. A UNESCO World Heritage city, Liverpool has a unique mix of contemporary and classic architecture, a stunning waterfront, impressive museums and a history famous for its musical and sporting heritage.

Following its term as European Capital of Culture in 2008, the city has enjoyed unparalleled cultural growth and financial investment, cementing its place as a world-class tourist and business destination. 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.

Liverpool is undeniably one of the leading cities in the UK where culture and creativity is ingrained into its DNA.

# STATISTICS

HOUSE PRICES  
HAVE RISEN **76%**  
OVER THE  
LAST 10 YEARS

(HALIFAX)



OVER **66,000**  
STUDENTS  
FROM FIVE  
UNIVERSITIES



A REGIONAL  
ECONOMY WORTH  
MORE THAN  
**£149 BILLION**  
COMPRISING OF  
266,000 BUSINESSES



LIVERPOOL  
IS THE UK'S  
FASTEST  
GROWING  
ECONOMY  
OUTSIDE  
LONDON



54 MILLION  
VISITORS  
ANNUALLY  
CONTRIBUTING  
**£3.8 BILLION**  
TO THE  
ECONOMY



(liverpoolvision.co.uk)

HOURLY TRAINS  
TO LONDON  
WITH A  
JOURNEY TIME  
OF TWO HOURS,  
AND TWO  
INTERNATIONAL  
AIRPORTS.







# THE NORTHERN POWERHOUSE

The Northern Powerhouse is a government scheme aimed at attracting investment into the North; particularly the 'core cities' of Liverpool, Manchester, Salford, Leeds and Sheffield. The Northern economies are world famous for their strong manufacturing, science, technology and service sectors.

Liverpool is one of the key cities attracting large investment and expansion with a new state of the art hospital and teaching school, the massive Superport investment and many other schemes. Liverpool is really establishing itself worldwide as the city for business, tourism and education.

## INTRODUCTION OF THE HS2

THE HIGH SPEED RAIL NETWORK WILL CREATE A FASTER CONNECTION BETWEEN LONDON AND THE NORTH, MAXIMISING TRAVEL EFFICIENCY THROUGHOUT THE UK.

## 10,000 NEW HOMES

A £1.2 BILLION DEAL HAS BEEN SECURED FOR PROJECTS IN LIVERPOOL, GREATER MANCHESTER AND SHEFFIELD.

£1 BILLION INVESTMENT INTO THE LIVERPOOL SUPERPORT, LOGISTICS AND TRANSPORT

# PROPERTY HOTSPOT

Investors are now beginning to turn their heads away from London and to the 'Northern Powerhouse' cities that are achieving strong capital growth and maximised rental returns.

Liverpool recently topped a list of the most affordable property hotspots in the UK\*. With lower than average property prices, coupled with higher yields and a growing demand for city centre living, landlords are in good stead for gaining solid returns and capital growth in the future. In the past three years alone, Liverpool's average property prices have increased by 41%, growing from £85,000 to £120,000\*.

High annual returns have also placed Liverpool within the top 10 for rental yields\*\* in the UK– 6.56% compared to the lows of 2.8% in some areas of London, where average yields in the area fell by more than 13% over the last year (HSBC). As one of the top hotspots for buyers, Liverpool's capital growth is predicted by many to increase due to the popularity and future expansion of Liverpool as a region.

\* Source: Which? Mortgage Advisers

\*\* Source: Lendinvest.com







# 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.

## AIR

The city's transport network provides easy access to 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.

## BUS

The CityLink bus service has a stop just a 2 minute walk from St James Court providing quick links into the city centre every 12 minutes. Liverpool One station is just a 10 minute walk away

## RAIL

Liverpool Lime Street Station, the city's main train station, provides 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.

With recent demand from both residents and workers in the Baltic Triangle, there is currently a campaign to re-open the St James station. This would provide much needed links to the rest of the city and would connect to Lime Street Station in just a few minutes.

## CITY BIKES

Liverpool's citybike cycle hire scheme offers bike hire from more than 140 locations across the city. Liverpool has a real focus on healthy living and is the largest public bicycle hire scheme in the country outside London. A cycle station is located right beside the St James Court site enabling resident's easy access to the city while getting fit.



# A CITY OF BUSINESS

Not only famous as the birthplace of The Beatles, 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.



# ST JAMES COURT



## OVERVIEW

Mixed use residential and commercial development over 10 floors

157 studio, 1 and 2 bedroom apartments

Commercial spaces located on ground floor

Elevated landscaped private gardens

Balconies and roof terraces to majority of apartments

Secure car parking

Stunning city scape views from top apartments

Located in Baltic Triangle – a haven for professionals and creatives

10 minute walk to Liverpool ONE shopping centre



## THE OPPORTUNITY

Situated in the trendy Baltic Triangle area of Liverpool City Centre, this prime residential development offers a range of 157 quality studio, 1 and 2 bedroom apartments to the market.

All apartments will be finished to a high standard to appeal to professionals looking for a superb place to live. With a focus on tranquil outdoor spaces, St James Court provides attractive landscaped gardens, balconies and roof terraces, where tenants can interact, relax and unwind.





## RETAIL

- 1 - JOHN LEWIS
- 2 - DEBENHAMS
- 3 - LIVERPOOL ONE
- 4 - ST JOHNS SHOPPING CENTRE

## TRANSPORT

- 5 - LIVERPOOL CENTRAL STATION
- 6 - LIVERPOOL LIME STREET STATION
- 7 - LIVERPOOL ONE BUS STATION
- 8 - CYCLE STATION
- 9 - CYCLE STATION
- 10 - JAMAICA STREET BUS STOP

## HOTELS

- 11 - HOTEL IBIS
- 12 - HAMPTON BY HILTON - HOTEL
- 13 - THE HILTON

## ARTS

- 14 - THE LANTERN THEATRE
- 15 - EMPIRE THEATRE
- 16 - WALKER ART GALLERY
- 17 - THE BEATLES STORY ARTS
- 18 - TATE LIVERPOOL

## FOOD & DRINK

- 19 - UNIT 51
- 20 - BALTIC BAKEHOUSE - BAKERY
- 21 - SIREN - FOOD / ART
- 22 - CONSTELLATIONS
- 23 - FACT
- 24 - CAVERN CLUB
- 25 - CAMP AND FURNACE

## EDUCATION

- 26 - THE STUDIO SCHOOL LIVERPOOL
- 27 - LIVERPOOL JOHN MOORES UNIVERSITY
- 28 - CITY OF LIVERPOOL COLLEGE

## CREATIVE BUSINESSES

- 29 - 3BYTE
- 30 - APPOSING
- 31 - BALTIC CREATIVE
- 32 - BASECAMP3
- 33 - BLACK & GINGER
- 34 - THE CRITTER SHED



# WALKING DISTANCES

LIVERPOOL ONE – 10 MIN WALK

WATERFRONT – 6 MIN WALK

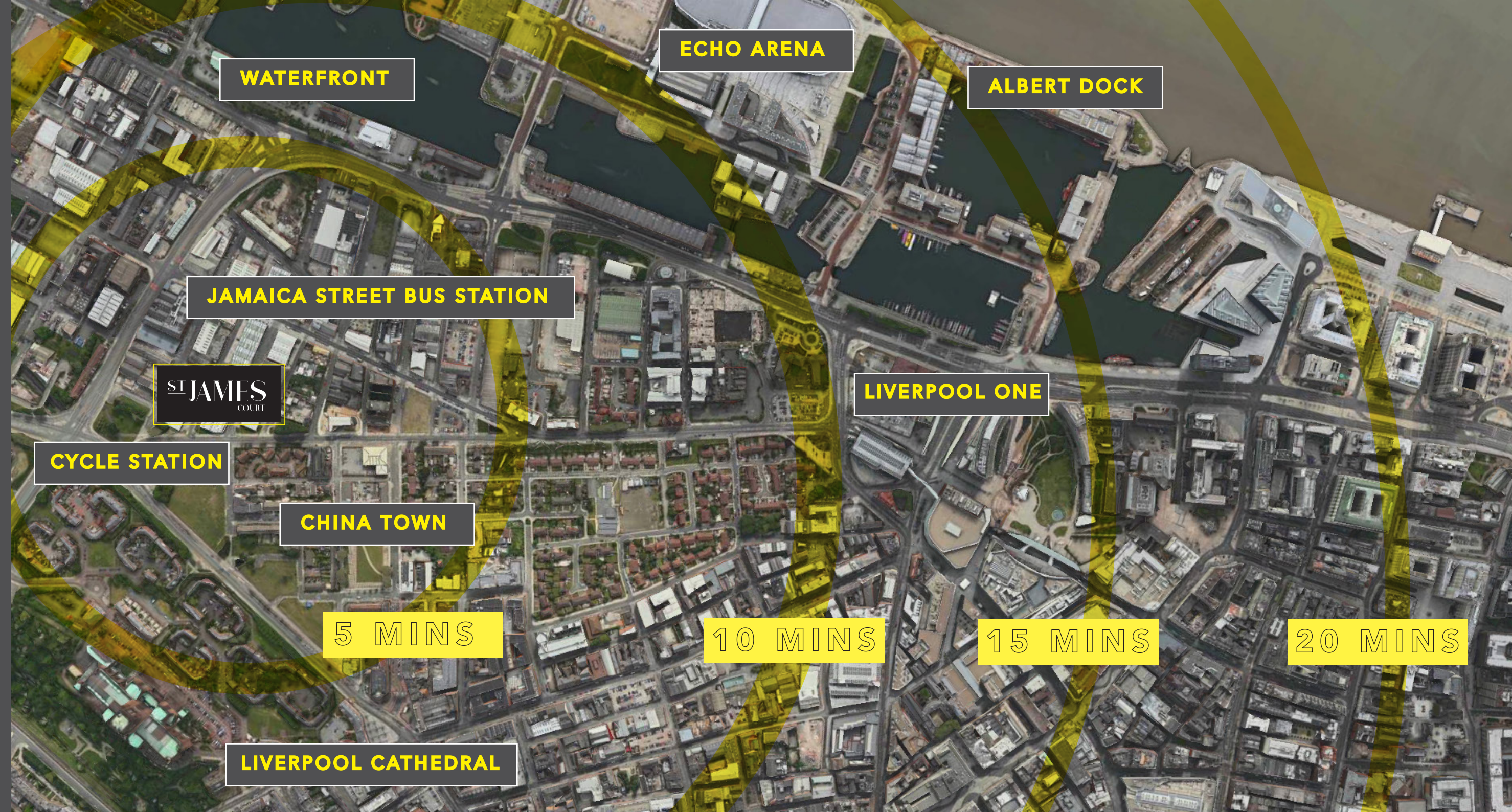
LIVERPOOL CATHEDRAL – 10 MIN WALK

ECHO ARENA – 11 MIN WALK

ALBERT DOCK – 15 MIN WALK

JAMAICA STREET BUS STATION – 2 MIN WALK

CYCLE STATION – 1 MIN WALK







# THE BALTIC TRIANGLE

## WHERE HIP MUSICIANS RUB SHOULDERS WITH DIGITAL PIONEERS

Dubbed the “cultural quarter”, The Baltic Triangle is a historic area in Liverpool that is currently making a name for itself as the number one location for young professionals and creatives. Home to lively bars and independent restaurants, music venues and pop up art galleries, it's the place where hip musicians rub shoulders with digital pioneers.

The area is synonymous with ‘urban cool’, with a blend of refurbished historic warehouses and striking contemporary architecture; the perfect breeding ground for the creative and innovative start-ups and established businesses that are based here.

Bohemian, creative and enterprising, The Baltic Triangle is Liverpool's very own piece of New York's Meatpacking District. Its vision firmly set on making the area a key destination for tourists and business alike.

Just over a 10 minute walk to the hugely popular Liverpool ONE shopping centre and a mere 5 minutes to the stunning Liverpool waterfront, the city centre is well within easy reach of a huge array of shops, museums, and transport links. Perfect for the city dweller looking for the very best place to live, work and play.



# INTERIORS DISTINGUISHED BY DESIGN





CLEAN OPEN  
SPACES WITH  
HIGH QUALITY  
FINISHES



Disclaimer: All images and information about the development are provided as an indication of the likely style and specification of the development. These plans are not finalised and may be subject to change.



# EXAMPLE FLOORPLANS

## STUDIO



## 1 BEDROOM

## 2 BEDROOM





# SPECIFICATION

## KITCHEN

Contemporary fitted kitchen  
Integrated Under Unit Lighting  
Fan Assisted Oven, Induction Hob and Extractor Fan  
Integrated fridge/freezer  
Integrated Washer/Dryer  
Internal Finishes  
Internal Doors with Chrome Fittings  
Chrome Ironmongery

## FLOORING

Hallway – Laminate  
Kitchen & Living room - Laminate  
Bathrooms – Tiled Floors  
Bedrooms – Carpets

## BATHROOMS

Contemporary fittings  
Wall mounted shower head  
Towel rail to all bathrooms

## HEATING

Electric Wall heating  
Heated towel rails to all bathrooms

## ELECTRICAL & COMMUNICATION

Telephone Points to living area and principal bedroom  
TV Points to living area and principal bedroom  
WiFi Points  
Sky pre-wiring to all TV points  
Contemporary white switch plates and sockets

## SAFETY AND SECURITY

Entrance system in all apartments with automated door entry  
CCTV in all communal areas and car park  
Smoke detectors in all apartments and communal areas  
Fire Alarm  
Secure parking space

## EXTERNAL

Double Glazing  
Parking Spaces  
Cycle Storage  
Bin Store





# THE DEVELOPMENT TEAM

## THE SALES AGENT

PINNACLE  
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 its Group Companies deliver dependable “hands - on” property investments that create long term value and give buyers full control.

Seen across the world as one of the 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

St James Court (Liverpool) Ltd

## THE CONTRACTOR

Established in 1997, G M Jones Ltd is a leading Contractor in North Wales with a proven track record in providing quality projects with a long standing reputation for integrity, professionalism and excellence.

They provide a comprehensive range of construction services including: New Build, major alterations and refurbishment, property upgrades, insurance repairs, small works and groundworks. They have the expertise to deliver large and complex projects across all sectors of the industry.







# marshall

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