



THE PROPERTY SUPPLIER
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LIVERPOOL

- The Liverpool City Region has a population of 1.5 million and the economy is set to double to £50 billion by 2040
- Experts predict that the city will gain more than 100,00 new jobs and 20,000 new businesses over the next 25 years
- With over 10,000 international students, Liverpool was voted the number one UK destination for Chinese students by the British Council
- On average, it is 37% cheaper to live in Liverpool than London
- Liverpool's GVA growth was recorded at 3.5% between 2014 and 2015, while GVA for the rest of the UK was 2.9%



LIVERPOOL - A CAPITAL OF CULTURE

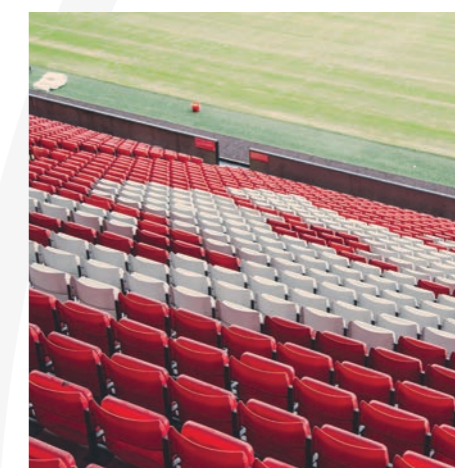
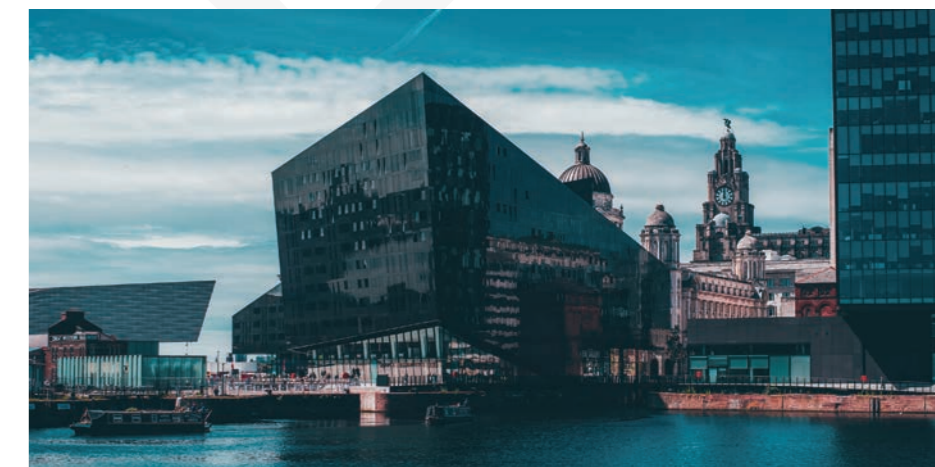
Famous for its two Premier League football clubs, world-renowned music scene and important industrial history, the city of Liverpool situated in the north-west of England has benefited from a major overhaul triggered largely by its success as the European City of Culture in 2008. Regeneration in the city is ongoing as its population continues to expand, and it is now classed as one of the best places in the country to invest in the buy-to-let sector.

THE NORTHERN POWERHOUSE

Liverpool is one of the core places being targeted by the government's Northern Powerhouse proposal, alongside the likes of Manchester, Leeds and Newcastle, as the city pushes to be given more powers away from London's Whitehall.

The city is currently undergoing a £14bn overhaul led by the city council, with a number of redevelopment and regeneration projects taking place throughout Liverpool. It is expected to benefit from 10,000 new homes, a new stadium for Everton Football Club, an additional cruise terminal, £250m of road infrastructure and two million square feet of commercial office space.

Alongside this, the Liverpool Local Plan will see the creation of 38,000 new jobs and 35,000 new homes between now and 2033, with the population forecast to rise above half a million.





MASTERPLAN LIVERPOOL WATERS

- Five unique neighbourhoods spread over a 60-hectare stretch of land
- 9,000 residential units
- 315,000 sq. m. of business space and 53,000 sq. m of hotel and conference facilities
- New £55m cruise liner terminal and £25m ferry terminal
- £19m of investment into new roads and infrastructure

Liverpool Waters is a huge, ambitious project which will see the city's northern docklands area completely transformed in a £5.5bn scheme. Located right on the River Mersey waterfront, within the UNESCO designated World Heritage Site of Liverpool Maritime Mercantile City, the 60-hectare project will ultimately see the creation of five new, unique neighbourhoods - Princes Dock, Central Dock, Clarence Dock, Bramley Moore Dock and King Edward Rise. With a huge range of opportunities available for investors, the 9,000 residential apartments will bring the historic docklands back to life, offering residents world-class leisure facilities, as well as restaurants, bars and cafes alongside a cultural hub and retail spaces.

LIVERPOOL'S ECONOMY HAS EXPANDED AT A FASTER PACE THAN THE REST OF THE UK. LIVERPOOL'S GVA GROWTH WAS RECORDED AT **3.6%** FROM 2014-2015, WHILE THE GVA FOR THE REST OF THE UK WAS **2.9%**.

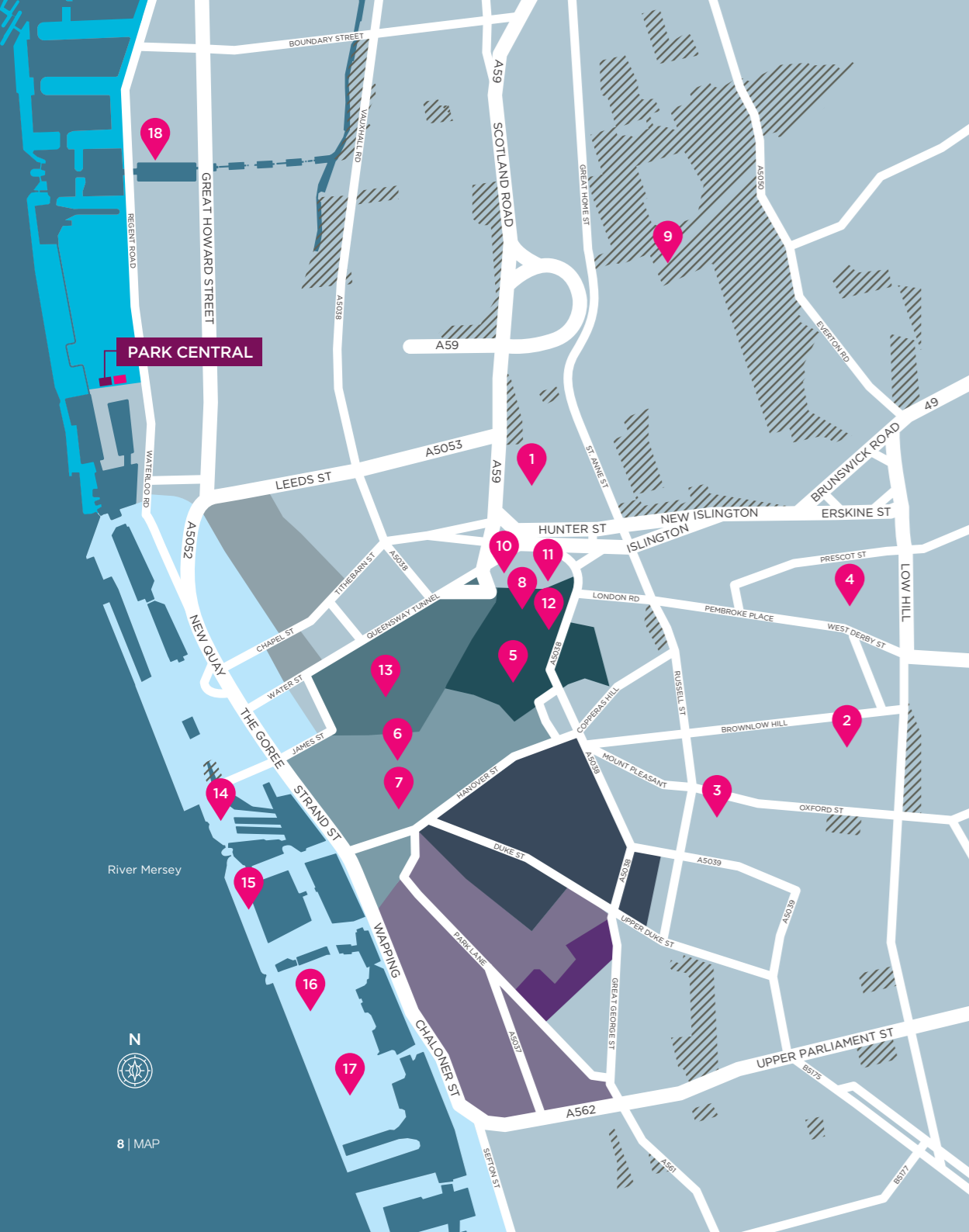


PARK CENTRAL

Park Central is the second phase of the Central Docks residential developments consisting of 129 one and two bed apartments. Located directly opposite Prospect Park and on a new £9 million boulevard, Park Central is effectively an island site that will have uninterrupted views of either the park land or the canal riverway towards the city centre.

Prospect Park is a 16-acre parkland which will be the focus of Central Docks around which unique business, entertainment and leisure spaces will create the beating heart of Liverpool Waters.

Park Central,
Central Dock, Liverpool Waters, L3 1DL



KEY

- | | |
|---------------------|-----------------|
| Liverpool Waters | Retail District |
| Existing Waterfront | Ropewalks |
| Commercial District | Baltic Triangle |
| Cavern Quarter | Chinatown |
| St George's Quarter | River Mersey |

THE AREA

- | | |
|--|---------------------------------------|
| 1 Liverpool John Moores University, City Campus | 10 World Museum |
| 2 University of Liverpool | 11 Central Library |
| 3 Liverpool John Moores University, Mount Pleasant Campus | 12 St George's Hall |
| 4 The Royal Liverpool University Hospital | 13 Cavern Club |
| 5 St John's Shopping Centre | 14 Museum of Liverpool |
| 6 Liverpool ONE | 15 Albert Dock |
| 7 John Lewis | 16 Echo Arena |
| 8 St John's Gardens | 17 Exhibition Centre Liverpool |
| 9 Everton Skate Park | 18 Titanic Hotel |

WALKING DISTANCE

- 6 mins** nearest city-bound bus stop
- 16 mins** Moorfields Station
- 20 mins** Liverpool James St Station
- 20 mins** Liverpool City Centre

BUS TRAVEL TIMES

- 16 mins** Liverpool city centre



PARK CENTRAL LOCATION

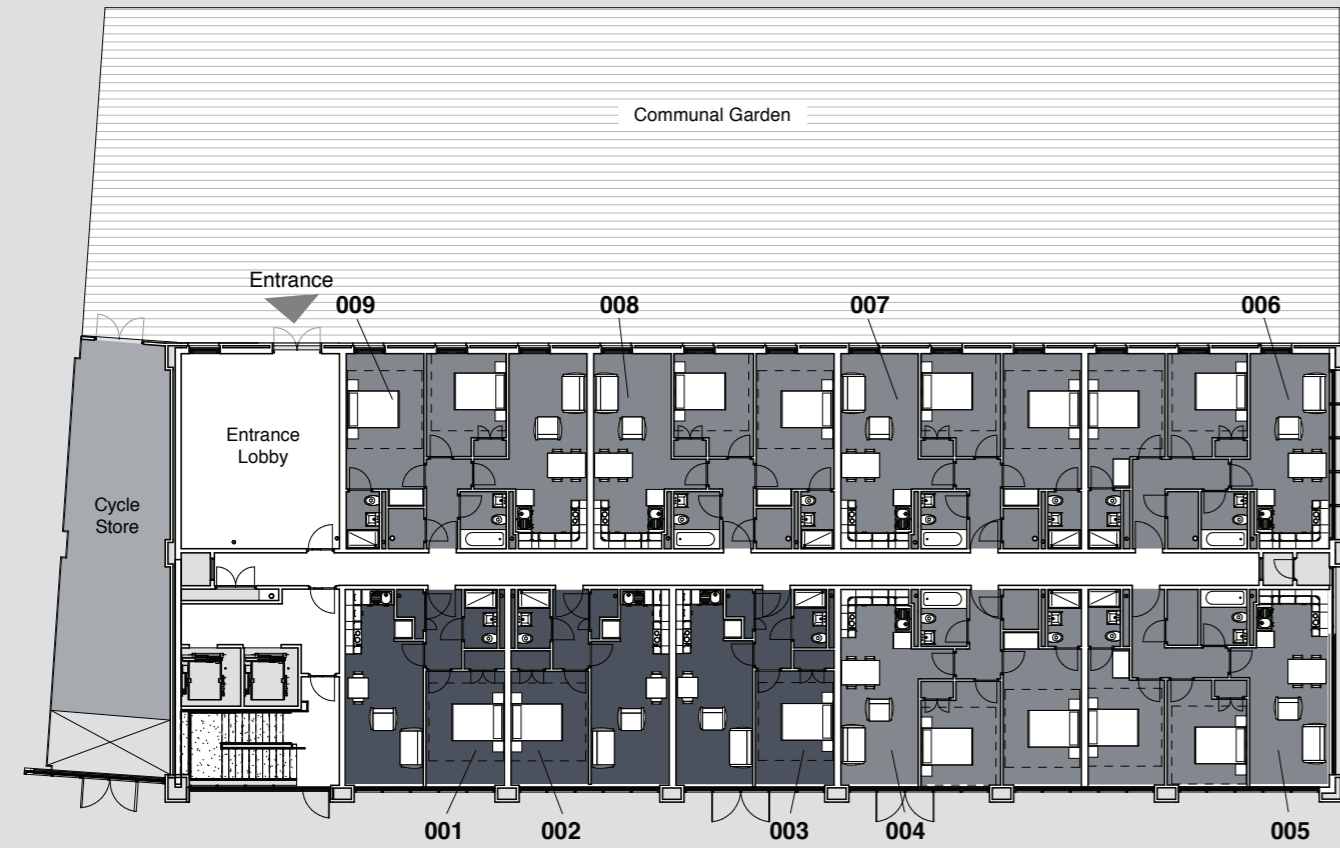


SPECIFICATIONS

- High specification bathroom and en-suite shower room fittings
- Two-bed apartments provide spacious en-suite master bedroom
- High quality porcelain floor and wall bathroom tiles
- Integrated wardrobe storage
- Deluxe carpet flooring
- High-end vinyl flooring planks throughout
- Fully equipped kitchen with state of the art appliances and stone-style worktops
- Overhead cabinet recessed LED strip lighting in all kitchens



FLOOR PLAN - LEVEL 1



This floor offers three one-bedroom apartments (001, 002, 003) and six two-bedroom apartments (004, 005, 006, 007, 008, 009).



FLOOR PLAN - LEVEL 2 TO 13



These floors offer four one-bedroom apartments (001, 002, 003, 010) and six two-bedroom apartments (004, 005, 006, 007, 008, 009).





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ABOUT US

Here at The Property Supplier we pride ourselves on supplying you the best property deals and investments. We have a dynamic team with an existing property background helping to build our clients portfolio.

Part of our company ethos is increasing the wealth of our clients, while at the same time having certain measurements in place to ensure and maintain peace of mind.

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