



CASTLEVIEW HOUSE

Call : +44(0)1628 397840

Email : info@hamiltoninternationalestates.com

Website : www.hamiltoninternationalestates.com

14 x Studio Apartment

£55,000

194 x 1 Bedroom Apartment

£65,000

34 x 2 Bedroom Apartment

£80,000

Total Purchase Price

£16,100,000

Gross rental yield

9.8%

Net rental yield

8.0%

Net rental yield is assured
for 3 years

SERVICE CHARGE

£400 pa - per studio	£5,600 pa
£475 pa - per 1 bed apartment	£92,150 pa
£525 pa - per 2bed apartment	£17,850 pa

GROUND RENT

£300 pa per apartment	£72,600 pa
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LEASE

125 Years from 2017

ResInvest are delighted to offer these well presented apartments located within this splendid conversion in the area of Runcorn. All apartments are newly built to a high standard in this converted office building.

Castlevue House will include parking for every apartment, plus electric gated entry to the site for tenants. A concierge on site service and secure fob entry will also be provided. Operating already is the Butterflies Day Nursery, a 0-5 years childcare business in a separate building on the site grounds. A communal courtyard is available for all apartments.

The fantastic location offers everything Merseyside has to offer on the doorstep including Liverpool John Lennon Airport, Universities and Colleges. The property is within walking distance of the largest shopping centre in Runcorn. Runcorn Shopping Centre, previously known as Halton Lea comprises over 85 shopping units including banks, bakeries, clothing shops, electrical shops and general supermarkets. In addition the adjacent Trident Park includes a huge multi-screen cinema and many other large retail outlets.



Use the link below to see the full GCI demonstration of the property



CASTLEVIEW HOUSE





CASTLEVIEW HOUSE





CASTLEVIEW HOUSE





THE PROPERTY COMPRISES OF; LOUNGE / KITCHEN AREA, FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. A MODERN SHOWER ROOM.

FURNISHING: UNFURNISHED

LIVING KITCHEN

Wall mounted heater and TV and phone points. To one end is a kitchen with oven, integrated electric hob and extractor with splash backs. Fridge and Stainless steel sink inset to worktop. Ceiling light points. Wall mounted heater. Double glazed windows.

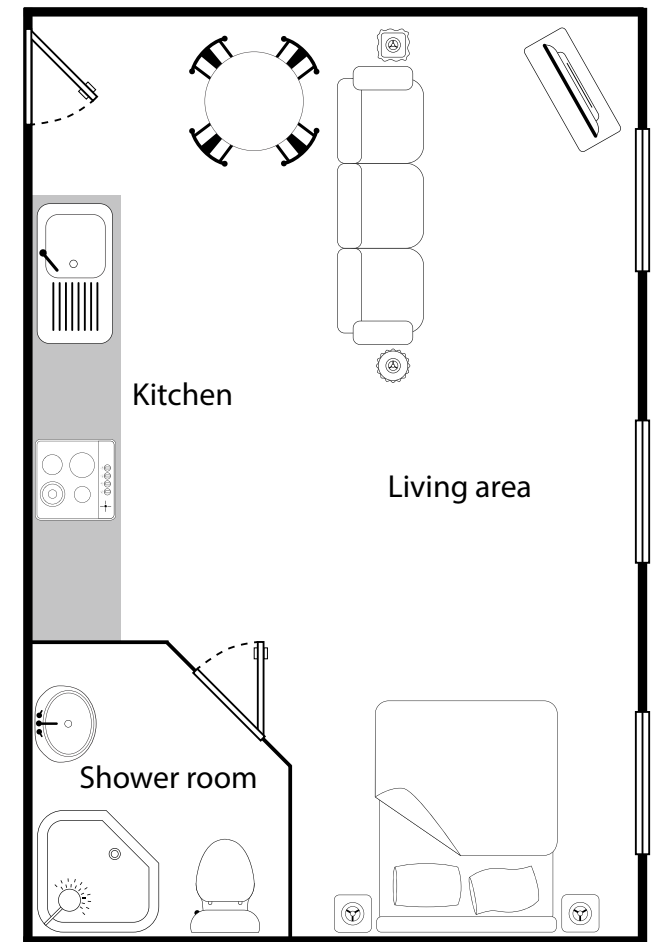
SHOWER ROOM

Tiled shower cubical with wall mounted shower, low level WC and pedestal hand wash basin. Recess lighting, laminate floor and extractor fan.



STUDIO APARTMENT EXAMPLE

14
AVAILABLE





THE PROPERTY COMPRISES OF; LOUNGE AND KITCHEN WITH FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. A GOOD SIZED BEDROOM AND A MODERN SHOWER ROOM.

FURNISHING: UNFURNISHED

LOUNGE

Generous sized living area with window to front and electric radiator.

KITCHEN

Fitted with a range of wall and base units with complimentary working surfaces. Stainless steel sink unit. Built in oven, hob and extractor. Fridge freezer. Splash back tiling, and sockets.

BEDROOM

Window and electric radiator.

SHOWER ROOM

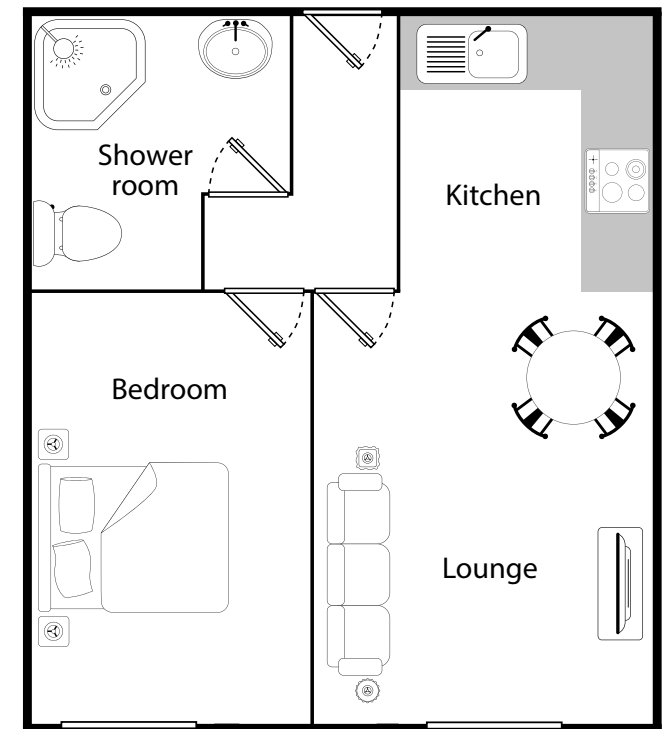
Tiled shower cubical with wall mounted shower, low level WC and pedestal hand wash basin. Laminate floor and extractor fan.

PARKING



1 BEDROOM APARTMENT EXAMPLE

194
AVAILABLE





THE PROPERTY COMPRISES OF; LOUNGE AND KITCHEN WITH FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. TWO BEDROOMS AND A MODERN BATHROOM.

FURNISHING: UNFURNISHED

LOUNGE

Generous sized living area with window to front and electric radiator.

KITCHEN

Fitted with a range of wall and base units with complimentary working surfaces. Stainless steel sink unit. Built in oven, hob and extractor. Fridge freezer. Splash back tiling, and sockets.

BEDROOM 1

Window and electric radiator.

BEDROOM 2

Window and electric radiator.

SHOWER ROOM

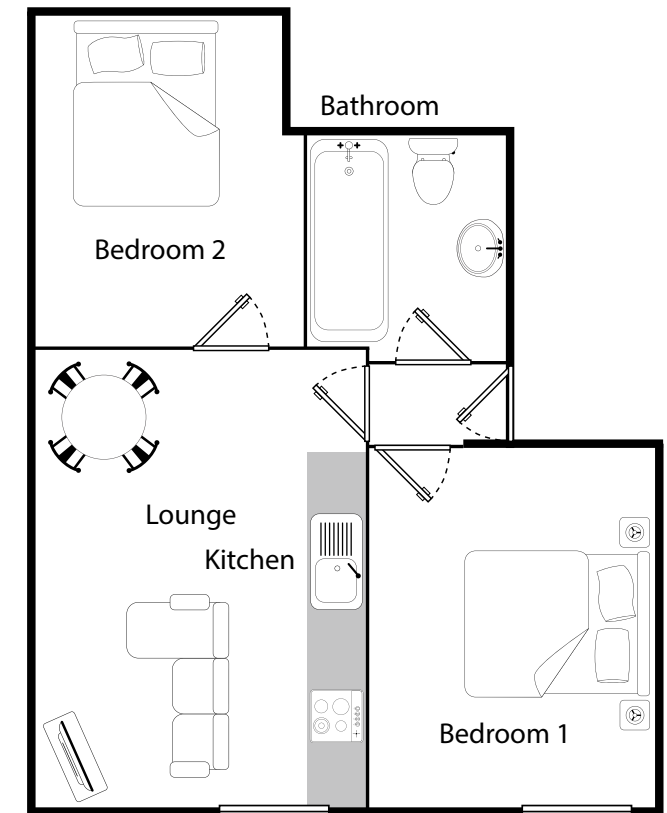
Tiled shower cubical with wall mounted shower, low level WC and pedestal hand wash basin. Laminate floor and extractor fan.

PARKING



2 BEDROOM APARTMENT EXAMPLE

34
AVAILABLE



ACCOMODATION SCHEDULE

Ground Floor

Studio	x5
One Bedroom	x63
Two Bedroom	x12
Total	80
Parking Spaces	80

First Floor

Studio	x3
One Bedroom	x67
Two Bedroom	x10
Total	80
Parking Spaces	80

Second Floor

Studio	x6
One Bedroom	x64
Two Bedroom	x12
Total	82
Parking Spaces	82



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£55,000

194 x 1 Bedroom Apartment

£65,000

34 x 2 Bedroom Apartment

£80,000

Total Purchase Price

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Net rental yield

8.0%



THE AREA.

Town hall chiefs have approved a raft of major regeneration plans for Runcorn including an extra £2.3m of capital works funding.

Halton Borough Council's executive board gave the green light for a deal for Neptune Developments Ltd to clean up the derelict Crosville depot site and install a pub with restaurant, coffee shop and car park aimed at attracting passing expressway and bridge traffic.

Also approved was a proposal to allow a planning application for homes to be built on a field on Picow Farm Road, and for a site on Murdishaw Avenue to be put up for sale to allow the construction of a food store, drive-through coffee shop and a family pub with restaurant.

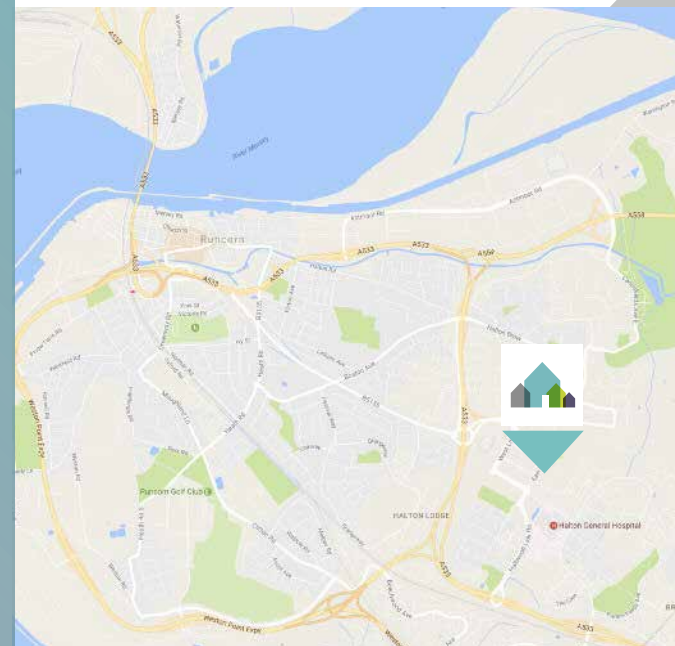
Part of the aim of creating a parking spaces on the Crosville site would be to allow homes to be built on a section of the existing Brindley car park.

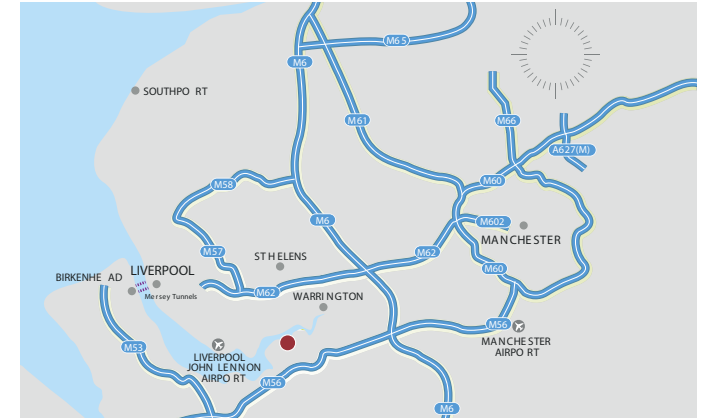
It is hoped that the developments will boost the 'dwell time' spent by visitors in the area, particularly Brindley punters, and will enhance Runcorn's image as a 'destination'.

THE AREA.

The Mersey Gateway is a new road bridge across the River Mersey and the Manchester Ship Canal in north-west England, which began construction in May 2014. The bridge will be located approximately 1.5 km (0.93 mi) to the east of the existing Silver Jubilee Bridge that connects the towns of Widnes and Runcorn. It will connect the Central Expressway in Runcorn with the Eastern Bypass and Speke Road in Widnes.

Construction work began on 7 May 2014, with the bridge due to be finished by late 2017





LOCATION



THE LOCAL AREA INFORMATION



Liverpool John Lennon Airport 17 minutes

Liverpool Town Centre 35 minutes
Manchester Town Centre 43 minutes



Liverpool John Lennon Airport 13 minutes

Liverpool Town Centre 24 minutes
Manchester Town Centre 47 minutes



Nearest Local Train station 5 minutes
Nearest national Train Station 3 miles
By train to London 2hrs

Liverpool Town Centre



Manchester Town Centre



Liverpool John Lennon Airport



COMPARABLES FOR SALES

THIS ILLUSTRATES WHERE THE PROPERTY WILL
FIT INTO PRICE WISE ON RE-SALE;

PURCHASE PRICE - STUDIO

£55,000



£65,000

This property is for sale and is similar
size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£65,000

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size and spec as the property offered.

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£64,999

This property is for sale and is similar
size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£62,000

This property is for sale and is similar
size and spec as the property offered.

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£60,000

This property is for sale and is similar
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£59,950

This property is for sale and is similar
size and spec as the property offered.

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COMPARABLES FOR SALES

THIS ILLUSTRATES WHERE THE PROPERTY WILL
FIT INTO PRICE WISE ON RE-SALE;

PURCHASE PRICE - 1 BED

£65,000



£77,950

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£75,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£74,995

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£74,950

This property is for sale and is similar size and spec as the property offered.

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£71,000

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£70,000

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COMPARABLES FOR SALES

THIS ILLUSTRATES WHERE THE PROPERTY WILL
FIT INTO PRICE WISE ON RE-SALE;

PURCHASE PRICE - 2 BED

£80,000



£100,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£99,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£97,950

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£94,950

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£94,500

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£90,000

This property is for sale and is similar size and spec as the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



COMPARABLES FOR LETTINGS

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE REGARDS TO LETTINGS;

ESTIMATED RENTAL - STUDIO

£450 pcm



£498 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£477 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£475 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

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£470 pcm

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£455 pcm

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£450 pcm

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COMPARABLES FOR LETTINGS

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE REGARDS TO LETTINGS;

ESTIMATED RENTAL - 1 BED

£550 pcm



£575 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

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£575 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£550 pcm

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COMPARABLES FOR LETTINGS

THIS ILLUSTRATES WHERE THE PROPERTY WILL FIT INTO PRICE WISE REGARDS TO LETTINGS;

ESTIMATED RENTAL - 2 BED

£650 pcm



£680 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

SEE ONLINE AT [RIGHTMOVE.CO.UK](https://www.rightmove.co.uk)



£675 pcm

This is a 1 bedroom and is similar in size and spec to the property offered.

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£675 pcm

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£650 pcm

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£650 pcm

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£650 pcm

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