



ELDON GROVE  
LIVERPOOL

- Project: The New Eldon Grove  
Address: Eldon Grove , Bevington Street Liverpool, L3 6HG  
Location: Liverpool  
Summary: 45 - 1-bed, 2-bed, 2 bed duplex, 3-bed Duplex  
Price: £94,950 to £199,950  
Parking: £5,000 (already included in the 3 Beds)  
Assurance: 2 year rent assurance at 7% NET  
Sizes: 479ft<sup>2</sup> - 1078ft<sup>2</sup>  
Operator: Eldonian Brookhaven Limited  
Furniture: 1 Bed: £2,500, 2 Bed: £3,000, 3 Bed: £3,250  
Facilities: Cycle Storage, Huge Communal Outdoor Space  
Lease: 125yr Lease  
Build Warranty: 10 Year Warranty  
Ground Rent: £350  
Management: £400 - £450  
Service Charge: £750 - £800  
Completion: September 2018  
Longstop: September 2019  
Payment Plan: 50 / 25 / 25  
Client Security: £100k with solicitors – reduced to £50k in year 2  
Security: First charge on asset (TBC)  
Legal: Purchasers to use Rob Thomas Commercial & Residential Property  
Developer to use Black Norman  
Developer: Stonebase Construction (part of Eldonian Group)

