

X1

LIVERPOOL ONE PHASE 3



X1 Liverpool One

RE-SALES AVAILABLE | FULLY COMPLETED & TENANTED



X1 Lettings

The third and final phase of X1 Liverpool One

Following the enormous successes of X1 Liverpool One Phases 1 and 2, the third and final phase of this development has now completed and is fully tenanted. Containing 98 luxury studio apartments and 8 stunning rooftop penthouse apartments, X1 Liverpool One Phase 3 follows the same rigorous high-end specification as the earlier phases, providing prime student accommodation in a vastly undersupplied market.

X1 Liverpool One is the perfect student hub — within a 20-minute radius of all four of Liverpool's iconic universities, and on the doorstep of Liverpool's vibrant city centre, with bars, restaurants and shops to suit every budget.

55%

Only 55% of students are happy with the choice of accommodation provided by their institution

LIVERPOOL ONE
PHASE 3

RE-SALES AVAILABLE

NET Yields Up To 10.8%

LIVERPOOL ONE
PHASE 2

SOLD OUT

AND FULLY TENANTED

LIVERPOOL ONE
PHASE 1

SOLD OUT

AND FULLY TENANTED



Current Rental Yields

Investment options for X1 Liverpool One, Phase 3:

Studio apartments	£58,000
Roof-top penthouses	POA

Current rental yield for studio apartments!

Purchase price:	£58,000.00
Monthly rent:	£910.00
Annual rent:	£10,920.00
Service charge:	£3,155.08
Management fee:	£1,179.36
Ground rent:	£334.21
NET income:	£6,251.35
NET yield:	10.78%

36%

Students are paying up to 36% more for their accommodation than non-students living in the area (StuRent, 2015)



10.78%

NET YIELD

Based on £58,000 purchase price

Premium luxury student living

To capitalise on the almost insatiable student demand for luxury accommodation, X1 Liverpool One Phase 3 consists of luxury studio and penthouse apartments, all fully furnished and finished to the highest standards.

Features include fully-fitted integrated kitchens, beautifully designed bathrooms and wall-mounted televisions to appeal to today's cosmopolitan students. Residents also benefit from stunning city views.

The development offers an on-site residents' gym, cinema room and high-spec communal areas, plus fob-operated electronic door entry for maximum security.



22%

Private rental costs in Liverpool are predicted to rise by as much as 22% by 2030 (National Housing Federation)



70%

Students are willing to pay up to 70% more to live in bespoke private accommodation

Knight Frank

99%

TENANCY RATE SINCE COMPLETION

X1 Liverpool One Phase 3 has maintained a 99% occupancy rate since completion.

Why invest in student property?

The student market, in Liverpool and across the UK, continues to go from strength to strength. Often seen as the highest-performing asset class of recent years, the student accommodation market has skyrocketed in the past decade, offering investors attractive yields, reliable tenancies and consistently low void periods.

X1 Liverpool One Phase 3 has maintained a 99% tenancy rate since completion, demonstrating the exceptional demand for quality student accommodation in Liverpool city centre.

Research has shown that 84% of landlords agree students make good tenants, with 69% of landlords and letting agents preferring to let to students. Student rents in Liverpool have risen consistently and are expected to continue growing.

Purpose-Built Student Accommodation offers guaranteed occupancy with tenancies often arranged well in advance of the academic year, as well as assured secure returns — making it one of the most resilient investment classes available.



£3.64bn

Liverpool's visitor economy is worth £3.64bn per year, supports 48,600 jobs and sees 58m visitors per annum (STEAM)

The UK's former capital of culture

Liverpool is a thriving metropolis in the North of England. Proud of its status as one of the largest cities in Britain, Liverpool is a hub of activity, famous for its culture, sport and music.

Unsurprisingly, the city is hugely popular with tourists and residents alike, with Rough Guides naming the city one of the best cities to visit in the world. The Albert Dock has seen impressive footfall since its major regeneration, and is now the most visited multi-use attraction in the UK outside of London.

DID YOU KNOW:

- The city was heralded as a UNESCO World Heritage Site in 2004
- Liverpool has more museums and galleries than anywhere else in the UK outside London
- The Anglican Cathedral is the largest in Britain, and fifth largest in the world
- Liverpool welcomes approximately 58 million visitors per year

Liverpool: a vibrant university city

- **The University of Liverpool**

Student population: 21,345 | Student beds available: 4,460

Mainly based around a single urban campus, a short walk from Liverpool city centre.

- **Liverpool John Moores University**

Student population: 21,315 | Student beds available: 3,263

The twentieth largest university in the UK, based across three city campuses.

- **Liverpool Hope University**

Student population: 6,204 | Student beds available: 1,138

Known as the only outwardly Christian university in Europe, offering Arts, Education and Science.

- **Liverpool Institute of Performing Arts (LIPA)**

Student population: 720 | Student beds available: 0

One of the UK's leading institutions for performing arts, regularly ranked No. 1.



Q&A

What is the address?

Site 22, Paradise Street Development Area, Seel Street, Liverpool, L1 4AU

Is this freehold or leasehold?

999 years leasehold (approx. 987 years remaining)

Is this a new-build or conversion?

Completed new-build development (12 years ago), fully furnished to the highest standards.

Can I get finance on this development?

Yes, subject to lender approval. Speak with your property consultant.

When is my rental income paid?

Income is paid quarterly in arrears, direct to your bank account.

Any restrictions if I want to sell?

X1 Liverpool One is a student development — the apartment must be sold as student accommodation.

Is there a management company in place?

Yes, the building is let and fully managed by X1 Lettings.

Next steps

- 1 Speak to your designated property consultant about available investment options.
- 2 Select your preferred apartment and pay the reservation deposit.
- 3 Both sets of solicitors are instructed and the legal documents and sales pack sent to you.
- 4 100% of the balance is payable upon completion.

75%

OF UNDERGRADUATES WANT MODERN,
HIGH-QUALITY ACCOMMODATION

Unite Student Insights Report 2026