



# *Devon House*

68 Units Available

from £67,950



Contact MIT Property Consultants  
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Devon House is the latest student development from YPG. Located in the heart of Liverpool's student district, this development will benefit from the £1 billion which has been invested into Liverpool's Knowledge Quarter. Devon House will consist of 162 fully managed studio apartments to cater for the rapidly increasing student market in Liverpool.

Large Studios from £67,950  
8% Assured Rental Income for 3 Years  
150m from the University  
Next to the Royal University Hospital  
Award Winning Student Developer  
In the Heart of £1 Billion Knowledge Quarter  
Free Tablet Computer for all Students to Control  
Smart Apartment Technology



## Room Plan



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All apartments are furnished to the highest standard and include a tablet computer for each student. This clever technology allows tenants to book communal areas, control heating, request, maintenance 24/7, communicate with others in the building, receive information from on-site management and order outside services like food orders and laundry.

Devon House will also have advanced light sensor and heating systems, reducing energy costs by more than 20%. Communal areas will include study spaces, a breakout room, cinema system, pool tables, on-site gym and a cooking/dining area that seats up to 10 people. As a result, Devon House will offer students the best of Liverpool living at an affordable price – while giving investors 8% net rental income.







LIPA

Liverpool ONE

The Historic Waterfront

Central Station

Liverpool Metropolitan Cathedral

New £100m LJMU Campus

Lime Street Station

Liverpool University

Site of New £335m Royal  
Liverpool University Hospital

**DEVON HOUSE**

500m

750m

1000m

LJMU Byrom Street Campus

Liverpool Hope University City Campus





## *Local from Devon House*

Liverpool Hope University City Campus	150 Metres
New £335m Royal University Hospital	400 Metres
Liverpool University	500 Metres
LJMU Byrom Street Campus	700 Metres
Lime Street Station	700 Metres
New £100m LJMU Campus	600 Metres
Liverpool Central Station	900 Metres
Liverpool Institute of Performing Arts (LIPA)	1 Kilometre
Liverpool ONE Shopping Centre	1.2 Kilometres





### 1st Floor

Studios x **8**

**£67,950 – £79,950**

20.6 sq m – 32.6 sq m

### 4th Floor

Studios x **18**

**£73,950 - £81,450**

25 sq m – 32.6 sq m

### 2nd Floor

Studios x **22**

**£68,950 - £80,450**

20.6 sq m – 32.6 sq m

### Penthouses 1

Studios x **1**

**£78,950**

26.2 sq m

### 3rd Floor

Studios x **19**

**£72,450 - £80,450**

24.6 sq m – 32.6 sq m