

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Parkend Gardens,  
Saltcoats, KA21 5PH

197454628

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Parkend Gardens, Saltcoats, KA21 5PH

Get instant cash flow of **£450** per calendar month with a **10.8%** Gross Yield for investors.

**With a location that is accessible to local valuable amenities, and great rental returns, this could be a rewarding long term addition to an investor portfolio.**

**Don't miss out on this fantastic investment opportunity...**



Parkend Gardens,  
Saltcoats, KA21 5PH

197454628



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Allocated Parking Space**

**Factor Fees: £0.00**

**Current Rent: £450**

# Lounge





# Kitchen



# Bedrooms





# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	<b>£3,000</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£54,000</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£450
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£45.00
<b>Total Monthly Costs</b>	<b>£60.00</b>
<b>Monthly Net Income</b>	<b>£390.00</b>
<b>Annual Net Income</b>	<b>£4,680.00</b>
<b>Net Return</b>	<b>8.67%</b>



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,780**  
Adjusted To

Net Return                      **7.00%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £54,000.



## 2 bedroom ground floor flat for sale

Parkend Gardens, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

### Key features

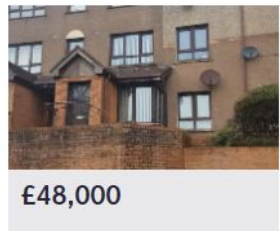
Rarely available ground floor flat | Ideally situated within sought after locale and close to amenities | Secure door entry system | Allocated ...

Marketed from 27 Jul 2021 to 8 Nov 2021 (103 days) by Property Matters Ltd, Kilmarnock

### Sold price history

14 Sep 2021	£54,000
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+ Add to report



## 1 bedroom flat for sale

Parkend Gardens, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

### Key features

1 OF A PORTFOLIO OF 3 TENANTED ONE BEDROOM FLATS

Marketed from 20 Apr 2021 to 2 Aug 2021 (104 days) by MacKenzie Way, Ayrshire

### Sold price history

22 Jun 2021	£45,000
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+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £450 based on the analysis carried out by our letting team at **Let Property Management**.



£450 pcm

## 1 bedroom ground floor flat

Parkend Road, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Available Now | Gas central heating | Double Glazing | Decorated neutrally throughout | Ground...

Marketed from 15 Feb 2023 to 10 Jul 2023 (144 days) by Welcome Homes Ayrshire, Stevenston



£425 pcm

## 1 bedroom flat

Parkend Gardens, Saltcoats, Ayrshire, KA21

CURRENTLY ADVERTISED

LET AGREED

+ Add to report

COMING SOON | ONE BEDROOM | CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS | ESTABLISHED RESIDENTIA...

SOLD PRICE HISTORY

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **YES**



Current term of tenancy: **0-2 years**



Standard Short Assured Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Parkend Gardens, Saltcoats, KA21 5PH

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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