

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashtree Court, Old
Kilpatrick, Glasgow, G60

201864229

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashtree Court, Old Kilpatrick, Glasgow, G60

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Ashtree Court, Old
Kilpatrick, Glasgow, G60

201864229



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Storage Room

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: [Field - Lease Length]

Current Rent: £550

Market Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

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.



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 725

Returns Based on Rental Income	£550	£725
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£72.50
Total Monthly Costs	£320.00	£337.50
Monthly Net Income	£230.00	£387.50
Annual Net Income	£2,760.00	£4,650.00
Net Return	10.70%	18.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,200.00**
Adjusted To

Net Return **12.40%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,450.00**
Adjusted To

Net Return **13.37%**

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 £85,000.



£85,000

2 bedroom maisonette for sale

Ashtree Court, Old Kilpatrick G60 5JD

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Appealing Masionette Flat | Two Double Bedrooms | Spacious Lounge | Fitted Kitchen | Family B...

Marketed from 26 Jan 2024 to 22 Feb 2024 (27 days) by Caledonia Bureau, Clydebank



£77,995

2 bedroom maisonette for sale

Ashtree Court, Old Kilpatrick, West Dunbartonshire

NO LONGER ADVERTISED

+ Add to report

Maisonette Style Upper Flat | Well proportioned accommodation | Well presented throughout | Commu...

Marketed from 25 Aug 2020 to 25 Jun 2021 (303 days) by Caledonia Bureau, Clydebank

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom flat

Kilpatrick Court, Old Kilpatrick, Glasgow, G60

+ Add to report

NO LONGER ADVERTISED LET AGREED

Main Door | Close to Golden Jubilee Hospital | Double glazing | Washing machine | Fridge Freezer

SOLD PRICE HISTORY



£550 pcm

2 bedroom flat

Dumbarton Road, Flat 2/2 , Old Kilpatrick, Glasgow, G60 5LN

+ Add to report

NO LONGER ADVERTISED LET AGREED






Spacious 2-bed Tenement flat | Open Plan Kitchen/Living Area | Contemporary 3-piece bathroom |...

Marketed from 6 Oct 2022 to 11 Nov 2022 (35 days) by Clyde Property, Bearsden

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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

Ashtree Court, Old Kilpatrick, Glasgow, G60

PROPERTY ID: 12345678

Interested in this
property investment?

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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