

LET PROPERTY PACK

INVESTMENT INFORMATION

Lansdowne Road, Deeside,
CH5

210312654

 www.letproperty.co.uk





Property Description

Our latest listing is in Lansdowne Road, Deeside, CH5

Get instant cash flow of **£1,035** per calendar month with a **6.0%** Gross Yield for investors.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Lansdowne Road,
Deeside, CH5

210312654



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,035

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

Projected Investment Return



The monthly rent of this property is currently set at £1,035 per calendar month.



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	£1,035
Mortgage Payments on £155,250.00 @ 5%	£646.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£103.50
Total Monthly Costs	£765.38
Monthly Net Income	£269.63
Annual Net Income	£3,235.50
Net Return	5.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,165.50**
Adjusted To

Net Return **1.80%**

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

Annual Net Income **£130.50**
Adjusted To

Net Return **0.20%**

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 £265,000.



£265,000

5 bedroom detached house for sale

+ Add to report

Cedar Avenue, Connah's Quay, Deeside

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Mar 2025 by Flint (@ Reid & Roberts, Flint

EXTENDED SEMI DETACHED HOUSE | CUL DE SAC POSITION | SPACIOUS ACCOMMODATION |
IMMACULATE THROUGHOUT



£260,000

3 bedroom detached house for sale

+ Add to report

Lansdowne Road, Connah's Quay, CH5

CURRENTLY ADVERTISED



Marketed from 6 Feb 2025 by Reades, Hawarden

Delightful detached family home | Well presented throughout | Three double bedrooms with en suite

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,100 pcm</p>	<p>4 bedroom detached house</p> <p>Hamilton Road, Deeside, CH5</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 8 Jul 2024 to 13 Aug 2024 (36 days) by Propeller, Thingwall</p>	<p>+ Add to report</p>
 <p>£1,100 pcm</p>	<p>3 bedroom semi-detached house</p> <p>Bryn Road, Connah's Quay, Deeside, Flintshire, CH5 4UT</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 4 Apr 2024 to 7 May 2024 (33 days) by Keystone Property & Mortgage Centre, Connah's Quay</p>	<p>+ Add to report</p>

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: **5 years+**



Standard 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.



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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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