

LET PROPERTY PACK

INVESTMENT INFORMATION

Langdale Court, Barnsley,
S71 1AW

210668151

 www.letproperty.co.uk





Property Description

Our latest listing is in Langdale Court, Barnsley, S71 1AW

Get instant cash flow of **£625** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£727** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 bedrooms

2 bathroom

Good Condition

Easy access to local amenities

Factor Fees: £92.00

Ground Rent: £100 per year

Lease Length: LEASEHOLD

Current Rent: £625

Market Rent: £727

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 727

Returns Based on Rental Income	£625	£727
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£92.00	
Ground Rent	£8.30	
Letting Fees	£62.50	£72.70
Total Monthly Costs	£574.68	£584.88
Monthly Net Income	£50.33	£142.13
Annual Net Income	£603.90	£1,705.50
Net Return	1.65%	4.66%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£251.50**
Adjusted To

Net Return **0.69%**

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

Annual Net Income **-£99.90**
Adjusted To

Net Return **-0.27%**

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 £99,999.



£99,999

2 bedroom apartment for sale

+ Add to report

Langdale Court, Barnsley

NO LONGER ADVERTISED

Marketed from 12 Nov 2021 to 4 Apr 2022 (143 days) by Simon Blyth, Barnsley

A TWO BEDROOMED PURPOSE BUILT FIRST FLOOR APARTMENT. OFFERED TO THE MARKET WITH NO UPPER VENDOR C...



£98,000

2 bedroom flat for sale

+ Add to report

Langdale Court, Barnsley, S71 1AW

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Apr 2024 to 31 Jul 2024 (103 days) by Gates Estates, Barnsley

2 DOUBLE BEDROOM | SECOND FLOOR APARTMENT | GAS CENTRAL HEATING (NEW BOILER IN 2021) | DOUBLE GLA...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom apartment

+ Add to report

Regent Street South, Barnsley

NO LONGER ADVERTISED

Marketed from 24 Nov 2023 to 14 Dec 2023 (20 days) by Hunters, Barnsley

Located in town centre | Two double bedrooms | Modern property | Fully furnished



£750 pcm

2 bedroom flat

+ Add to report

36 Regent Court Royal Street Barnsley

CURRENTLY ADVERTISED






Marketed from 25 Sep 2024 by Merryweathers, Barnsley

Close to Local Amenities | 4th Floor Location | Allocated Parking | Town Centre Location | Transp...

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.



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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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