

LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Of Wales Avenue,
Flint, CH6 5JT

210938430

 www.letproperty.co.uk





Property Description

Our latest listing is in Prince Of Wales Avenue, Flint, CH6 5JT

This property has a potential to rent for **£961** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Prince Of Wales Avenue,
Flint, CH6 5JT

210938430



Property Key Features

3 Bedrooms

1 Bathroom

Garden Ground Space

Spacious Rooms

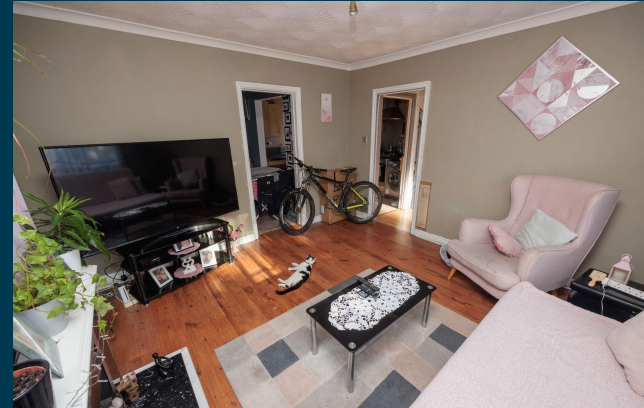
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £961

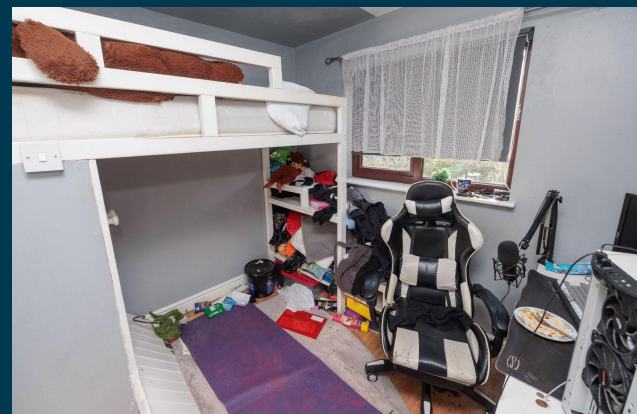
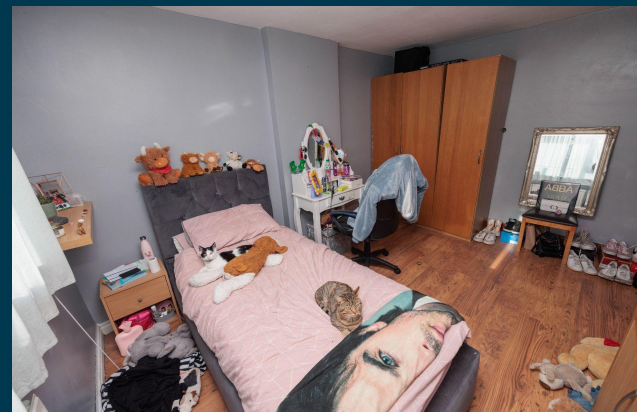
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £134,000.00 and borrowing of £100,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 134,000.00

25% Deposit	£33,500.00
SDLT Charge	£6,880
Legal Fees	£1,000.00
Total Investment	£41,380.00

Projected Investment Return



Returns Based on Rental Income	£961
Mortgage Payments on £100,500.00 @ 5%	£418.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£96.10
Total Monthly Costs	£529.85
Monthly Net Income	£431.15
Annual Net Income	£5,173.80
Net Return	12.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,251.80**
Adjusted To

Net Return **7.86%**

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

Annual Net Income **£3,163.80**
Adjusted To

Net Return **7.65%**

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 £145,000.



£145,000

3 bedroom terraced house for sale

+ Add to report

Prince Of Wales Avenue, Flint

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Apr 2025 by Williams Estates, Mold

** No Onward Chain And Vacant Possession ** | Attention Investors Or First Time Buvvers | Close To...



£140,000

3 bedroom semi-detached house for sale

+ Add to report

Prince of Wales Avenue, Flint, Flintshire, CH6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Apr 2024 by William Gleave, Deeside

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**.



£1,100 pcm

3 bedroom detached house

Chester Road, Flint, CH6

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2024 to 18 Jul 2024 (35 days) by Pinewood Estate Agency, Deeside

+ Add to report



£1,100 pcm

3 bedroom detached house

Park Avenue, Flint CH6 5

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2024 to 3 Apr 2024 (85 days) by Reades, Hawarden

+ Add to report

VIRTUAL VIEWING AVAILABLE | EXTENDED DETACHED FAMILY HOME | IMMACULATELY PRESENTED



Prince Of Wales Avenue, Flint, CH6 5JT

210938430



www.letproperty.co.uk

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.



LETPROPERTY