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# **LET PROPERTY PACK**

### **INVESTMENT** INFORMATION

Brecon Court, Warrington, WA5

211119665

( www.letproperty.co.uk

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# **Property** Description

Our latest listing is in Brecon Court, Warrington, WA5

Get instant cash flow of £750 per calendar month with a 5.2% Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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







### Brecon Court, Warrington, WA5

211119665

2 bedroom 1 bathroom Spacious Room Large Kitchen

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**Property Key Features** 

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £750

# Lounge





# **Kitchen**









# **Bedrooms**





# Bathroom





# Exterior







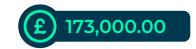






Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### ASSUMED PURCHASE PRICE



25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

# **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 £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£75.00
Total Monthly Costs	<mark>£630.63</mark>
Monthly Net Income	£119.38
Annual Net Income	<mark>£1,432.50</mark>
Net Return	<mark>2.90%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income -£6,667.50 Adjusted To

Net Return -13.49%

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

Annual Net Income -£9,262.50 Adjusted To

Net Return -18

-18.73%

## 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 £218,950.



£218,950

£215,000

### 2 bedroom semi-detached house for sale

Tenby Close, Callands, Warrington

#### NO LONGER ADVERTISED

Marketed from 17 Nov 2023 to 18 Nov 2023 by Halton Kelly, Warrington



### 2 bedroom semi-detached house for sale

Monkswood Close, Warrington, WA5



Marketed from 3 Sep 2024 by Purplebricks, covering Warrington



+ Add to report

+ Add to report



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm





### 2 bedroom semi-detached house

+ Add to report

Chepstow Close, Callands, Warrington, WA5

### NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 12 Jun 2024 (7 days) by Northwood, Warrington

£950 pcm

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: Moved in within the last 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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### Brecon Court, Warrington, WA5

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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.

