

LET PROPERTY PACK

INVESTMENT INFORMATION

Christleton Drive,
Ellesmere Port, CH66 3NW

210586510

 www.letproperty.co.uk





Property Description

Our latest listing is in Christleton Drive, Ellesmere Port, CH66 3NW

Get instant cash flow of **£667** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£797** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Ellesmere Port, CH66
3NW

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Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: £10.00

Lease Length: 125

Current Rent: £667

Market Rent: £797

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

Projected Investment Return



The monthly rent of this property is currently set at £667 per calendar month but the potential market rent is

£ 797

Returns Based on Rental Income	£667	£797
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£10.00	
Letting Fees	£66.70	£79.70
Total Monthly Costs	£485.45	£498.45
Monthly Net Income	£181.55	£298.55
Annual Net Income	£2,178.60	£3,582.60
Net Return	6.00%	9.87%

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 **£1,988.60**
Adjusted To

Net Return **5.48%**

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

Annual Net Income **£1,812.60**
Adjusted To

Net Return **5.00%**

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 £180,000.



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Westenra Avenue, Ellesmere Port, CH65 3AY

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2023 to 23 Jun 2023 (135 days) by Turner Dooley Estate Agents, South Wirral & Ellesmere Port



£167,950

3 bedroom end of terrace house for sale

+ Add to report

Ferguson Avenue, Overpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2023 to 31 Oct 2023 (237 days) by Platinum Independent Estate Agents, Little Sutton

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

2 bedroom semi-detached house

+ Add to report

Heath Lane, Little Sutton, Ellesmere Port, Cheshire, CH66

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2023 to 1 Dec 2023 (17 days) by Reeds Rains Lettings, Little Sutton

Stunning Presentation | Two Double Bedrooms | High Quality Dining Kitchen | EPC C |



£1,025 pcm

2 bedroom end of terrace house

+ Add to report

Wyvern Road, Ellesmere Port, Cheshire, CH65

NO LONGER ADVERTISED

Marketed from 30 Aug 2024 to 3 Sep 2024 (3 days) by Redwing, Liverpool

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: **3 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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