

LET PROPERTY PACK

INVESTMENT INFORMATION

Ash Wood Court, Chorley,
PR7 2JZ

211779564

 www.letproperty.co.uk





Property Description

Our latest listing is in Ash Wood Court, Chorley, PR7 2JZ

Get instant cash flow of **£500** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

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 make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Allocated Parking

Three Piece Bathroom

Easy Access to Local Amenities

Factor Fees: £85 pm

Ground Rent: TBC

Lease Length: 136 years

Current Rent: £500

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,300
Legal Fees	£1,000.00
Total Investment	£43,300.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 750



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	£500	£750
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	TBC	
Letting Fees	£50.00	£75.00
Total Monthly Costs	£587.50	£612.50
Monthly Net Income	-£87.50	£137.50
Annual Net Income	-£1,050.00	£1,650.00
Net Return	-2.42%	3.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£150.00**
Adjusted To

Net Return **0.35%**

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


Annual Net Income **-£450.00**
Adjusted To

Net Return **-1.04%**

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 £150,000.



2 bedroom apartment for sale

Nightingale Way, Chorley


NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Feb 2023 to 10 Jun 2024 (478 days) by Keenans Estate Agents, Chorley

First Floor Apartment | Two Bedrooms | Open Plan Living Kitchen | Three Piece Bathroom | Modern N...

£150,000

+ Add to report



2 bedroom apartment for sale

Oakbridge Drive, Buckshaw Village, Chorley

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Oct 2023 to 23 Aug 2024 (303 days) by Ben Rose, Chorley

Two Bedroom | First Floor Apartment | Over 55s Only | Excellent On-site Amenities | No Chain | Mu...

£149,995

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

Nightingale Way, Gillibrand South, Chorley

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2024 to 6 Jun 2024 (82 days) by Ince Williamson, Chorley

Ground Floor Apartment | Two Bedrooms and En Suite Shower Room | Open Plan Lounge | Upvc Double G...



£800 pcm

2 bedroom flat

+ Add to report

Spinners Court, Buckshaw Village, Chorley, PR7

NO LONGER ADVERTISED

Marketed from 9 Feb 2025 to 9 Feb 2025 by OpenRent, London

No Agent Fees | Property Reference Number: 2366631

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

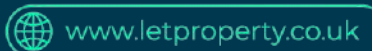


Current term of tenancy: **Moved in within the last 2 years**



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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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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