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LET PROPERTY PACK

INVESTMENT INFORMATION

Waterside Gardens, Bolton, BL18WB

211084062

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LETPR®PERTY





Property Description

Our latest listing is in Waterside Gardens, Bolton, BL1 8WB

Get instant cash flow of £800 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for £907 which would provide the investor a Gross Yield of 8.2% 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 oopportunity..





Waterside Gardens, Bolton, BL1 8WB

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Property Key Features

2 Bedrooms 1 Bathroom Spacious Lounge Well-Maintained Property

Factor Fees: £85.00 PM Ground Rent: TBC Lease Length: 131 years Current Rent: £800 Market Rent: £907







Kitchen





Bedrooms





Bathroom





Exterior





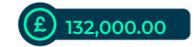
Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

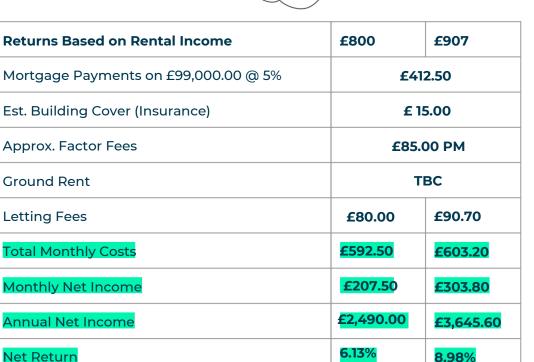


25% Deposit	£33,000.00
SDLT Charge	£6,600
Legal Fees	£ 1,000.00
Total Investment	£40,600.00

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 £800 per calendar month but the potential market rent is







Return Stress Test Analysis Report





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

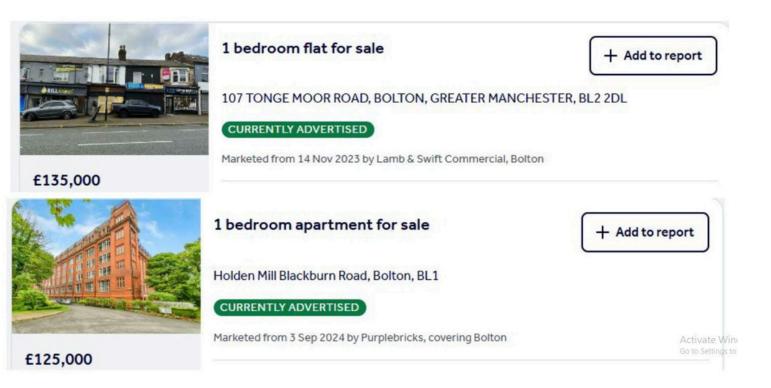
Annual Net Income£1,831.60Adjusted To4.51%

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

Annual Net Income£1,665.60Adjusted To4.10%

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 £135,000.





Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



	1 bedroom apartment	+ Add to report
	Spot, 124 Deansgate	
	NO LONGER ADVERTISED	
	arketed from 11 Oct 2024 to 14 Oct 2024 (2 days) by Livingway Team Ltd, Livingway	
£1,250 pcm		



1 bedroom apartment

Spot, Bolton



Marketed from 28 Oct 2024 by Livingway Team Ltd, Livingway



£1,150 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

Payment history: On time for length of tenancy

Current term of tenancy: 2 years +

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.

