

LET PROPERTY PACK

INVESTMENT INFORMATION

Lowbridge Court, Garston,
Liverpool, L19

212635886

 www.letproperty.co.uk





Property Description

Our latest listing is in Lowbridge Court, Garston, Liverpool, L19

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 **£850** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Lowbridge Court,
Garston, Liverpool, L19

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge and Kitchen

Modern and Good Condition

Factor Fees: £225.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £850

Lounge



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

£ 132,000

25% Deposit	£33,000.00
SDLT Charge	3960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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

£ 850

Returns Based on Rental Income	£800	£850
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£225.00	
Ground Rent	TBC	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£732.50	£737.50
Monthly Net Income	£68	£113
Annual Net Income	£810	£1,350
Net Return	2.13%	3.56%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	-£350
Net Return	-0.92%

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

Annual Net Income Adjusted To	-£630
Net Return	-1.66%

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 £140,000.



2 bedroom terraced house for sale

+ Add to report

Gladstone Road, Garston, Liverpool, Merseyside, L19

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Mar 2024 to 16 Nov 2024 (235 days) by Entwistle Green, Allerton

£140,000



2 bedroom flat for sale

+ Add to report

Lowbridge Court, Liverpool, L19

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2023 to 12 Dec 2023 (207 days) by Purplebricks, covering Liverpool

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Garston, Liverpool, L19

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by OpenRent, London

+ Add to report



£795 pcm

2 bedroom flat

Lowbridge Court, Garston, Liverpool, L19 2JP

NO LONGER ADVERTISED

LET AGREED






Marketed from 8 Aug 2024 to 19 Sep 2024 (41 days) by Sselect Homes, Liverpool

+ Add to report

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: **2 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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