

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenwood Crescent,  
Warrington, WA2

214509181

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Greenwood Crescent, Warrington, WA2

Get instant cash flow of **£700** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.9%** 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

**3 Bedrooms**

**2 Bathrooms**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £750**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 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	£700	£750
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£491.25	£496.25
Monthly Net Income	£208.75	£253.75
Annual Net Income	£2,505.00	£3,045.00
Net Return	6.25%	7.59%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,545.00**  
Adjusted To

Net Return                      **3.85%**

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

Annual Net Income      **£1,095.00**  
Adjusted To


Net Return                      **2.73%**



# 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 £150,000.00.



**3 bedroom property for sale**


Fisher Avenue, Warrington, WA2

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 25 Sep 2024 to 13 Dec 2024 (77 days) by Ashton's Estate Agency, Warrington

Traditional End of Terrace Family Home [In Need of Some Modernisation] Open Plan Lounge/Dining ...

**£150,000**

 [View floor plan](#)


**Sold price history:** [View](#)

21/11/1997 **£50,000**

**EPC:** [View](#)

(Approx.) Sqft: **1,001 sq ft** Price (£) per sqft: **£149.84**

[+ Add to report](#)



**3 bedroom terraced house for sale**

Mathers Close, Fearnhead, Warrington

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 26 Sep 2024 by Leaders Sales, Warrington


**£150,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house


Sandy Lane, Warrington

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 8 Feb 2023 to 2 Mar 2023 (22 days) by Leadless Lettings, Warrington


NO DEPOSIT OPTION | EASILY MAINTAINED GARDEN | WELL PRESENTED THROUGHOUT

£750 pcm



[View floor plan](#)

+ Add to report



3 bedroom end of terrace house

Greenwood Crescent, Warrington, W12

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Jun 2023 to 20 Feb 2023 (38 days) by 222 Estates Ltd, Warrington

£750 pcm

Parking Available | Gardens to Front and Rear | Large Knocked Through Living Room | Good Sized Ro...

+ 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: **5 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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