

LET PROPERTY PACK

INVESTMENT INFORMATION

Amberley Avenue, Wirral,
CH46 6EZ

214912321

 www.letproperty.co.uk





Property Description

Our latest listing is in Amberley Avenue, Wirral, CH46 6EZ

Get instant cash flow of **£855** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,003** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Amberley Avenue, Wirral,
CH46 6EZ

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Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway

Rear Garden

Well Maintained Property

Easy Access to Local Ameniti

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £855

Market Rent: £1,003

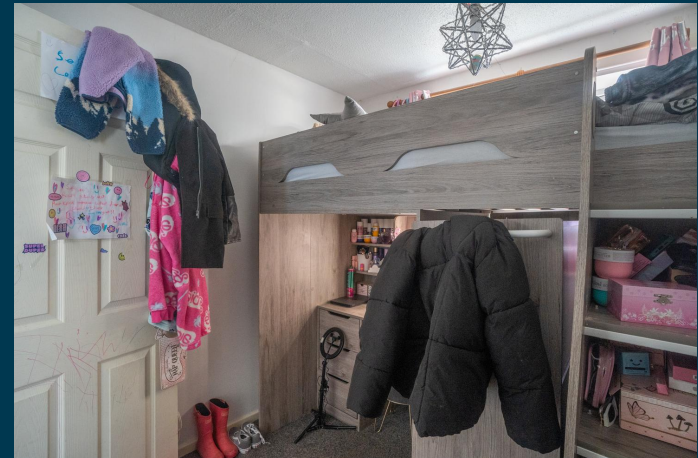
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit **£51,750.00**

SDLT Charge **£10,350**

Legal Fees **£1,000.00**

Total Investment £63,100.00

Projected Investment Return



The monthly rent of this property is currently set at £855 per calendar month but the potential market rent is

£1,003



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	£855	£1,003
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.50	£100.30
Total Monthly Costs	£747.38	£762.18
Monthly Net Income	£107.63	£240.83
Annual Net Income	£1,291.50	£2,889.90
Net Return	2.05%	4.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£883.90**
Adjusted To

Net Return **1.40%**

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

Annual Net Income **-£215.10**
Adjusted To

Net Return **-0.34%**

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 £215,000.



£215,000

3 bedroom semi-detached house for sale

Carnsdale Road, Moreton, Wirral, CH46

CURRENTLY ADVERTISED

Marketed from 13 Feb 2025 by Bradshaw Farnham & Lea, Moreton

Three Bedroom Extended Semi Detached | Extensive Living Space | Extended Kitchen | Driveway Provi...

[+ Add to report](#)



£210,000

3 bedroom semi-detached house for sale

Saughall Massie Road, Upton, Wirral

CURRENTLY ADVERTISED

Marketed from 26 Feb 2025 by Karl Tatler Estate Agents, Greasby

No Chain | Semi Detached House | Three Bedrooms | Three Piece Bathroom | Off Road Parking | Low M...

[+ Add to report](#)

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

3 bedroom semi-detached house

Upton Road, Moreton, Wirral

NO LONGER ADVERTISED **LET AGREED**

Marketed from 7 Feb 2024 to 8 Mar 2024 (30 days) by Karl Tatler Estate Agents, Moreton

Three bedrooms | Beautiful garden | Driveway for several cars | Spacious rooms | Immaculate condi...

+ Add to report



£1,095 pcm

3 bedroom semi-detached house

Kingfisher Way, Saughall Massie, Wirral

NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Jun 2024 to 29 Jun 2024 (18 days) by Karl Tatler Estate Agents, Moreton

Three Bedroom Semi-Detached House | Unfurnished | White Goods Included | Rear Garden | Available ...

+ 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: **4 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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