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LET PROPERTY PACK

INVESTMENT INFORMATION

Pinehurst Walk, Boston Boulevard, Warrington, WA5 8HL

216665377

(🌐 www.letproperty.co.uk 🔵





Property Description

Our latest listing is in Pinehurst Walk, Boston Boulevard, Warrington, WA5 8HL

This property has a potential to rent for £978 which would provide the investor a Gross Yield of 7.3% 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...







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Property Key Features

2 Bedroom

2 Bathrooms

Excellent Opportunity for First-Time Buyers

Well-Maintained Property En-suite

Balcony

Allocated Parking Area

Easy Access to Local Amenities

Factor Fees: £24.54 pm Ground Rent: £159 pa Lease Length: 170 years Market Rent: £978 Lounge





Kitchen





Bedrooms





Bathroom





Exterior



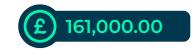






Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

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.

Returns Based on Rental Income	£978
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£24.54
Ground Rent	£13.24
Letting Fees	£97.80
Total Monthly Costs	£653.71
Monthly Net Income	£324.30
Annual Net Income	£3,891.54
Net Return	7.78%

Return Stress Test Analysis Report





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

Annual Net Income **£1,935.54** Adjusted To

Net Return

3.87%

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

Annual Net Income **£1,635.42** Adjusted To

Net Return 3.27%

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 £170,000.







Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.





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: N/A





Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.

