

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pinehurst Walk, Boston  
Boulevard, Warrington,  
WA5 8HL

216665377

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

£ 161,000.00

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.



£170,000

## 2 bedroom flat for sale

+ Add to report

Rockford Gardens, Great Sankey, Warrington

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2024 to 21 Aug 2024 (228 days) by Mark Antony Estates, Warrington

No Onward Chain | First Time Buyers | Neutral Colour Pallet | Ample Storage | Close To Amenities ...



£168,000

## 2 bedroom coach house for sale

+ Add to report

Palmdale Gardens, Great Sankey, WA5

CURRENTLY ADVERTISED

Marketed from 9 Apr 2025 by Ashtons Estate Agency, Great Sankey

No Chain | Coach House | Ground Rent £135 Per Year



# 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**.



### 2 bedroom apartment

Stockdale Drive, Whittle Hall, WA5

NO LONGER ADVERTISEDLET AGREED


Marketed from 4 Oct 2024 to 25 Nov 2024 (52 days) by Leaders Lettings, Warrington

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NO DEPOSIT OPTION AVAILABLE | Spacious Living Accommodation | EPC Rating C | Sought After Locatio...

+ Add to report

£1,000 pcm



### 2 bedroom flat

Butts Green, Westbrook, Warrington, WA5

NO LONGER ADVERTISED

Marketed from 29 Sep 2024 to 17 Oct 2024 (18 days) by OpenRent, London

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No Agent Fees | Students Can Enquire | Property Reference Number: 2155091

+ Add to report

£999 pcm

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**