

LET PROPERTY PACK

INVESTMENT INFORMATION

Alma Wood Close, Chorley,
PR7

215733431

 www.letproperty.co.uk





Property Description

Our latest listing is in Alma Wood Close, Chorley, PR7

Get instant cash flow of **£725** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.5%** 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...



Alma Wood Close,
Chorley, PR7

215733431



Property Key Features

2 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £108.00 PM

Ground Rent: £150.00 PM

Lease Length: 125 years

Current Rent: £725

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £106,000.00 and borrowing of £79,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 106,000.00

25% Deposit	£26,500.00
SDLT Charge	£5,300
Legal Fees	£1,000.00
Total Investment	£32,800.00

Projected Investment Return



The monthly rent of this property is currently set at £725 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	£725	£750
Mortgage Payments on £79,500.00 @ 5%	£331.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	£150.00	
Letting Fees	£72.50	£75.00
Total Monthly Costs	£676.75	£679.25
Monthly Net Income	£48.25	£70.75
Annual Net Income	£579.00	£849.00
Net Return	1.77%	2.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£651.00**
Adjusted To

Net Return **-1.98%**

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



Annual Net Income **£1,059.00**
Adjusted To

Net Return **3.23%**

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.

 £140,000	<h3>2 bedroom flat for sale</h3> <p>Abbott Court, Buckshaw Village, Chorley</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 7 Aug 2024 to 29 Nov 2024 (114 days) by Farrell Heyworth, Chorley & South Ribble</p> <p>+ Add to re</p>
 £125,000	<h3>2 bedroom flat for sale</h3> <p>Abbott Court, Buckshaw Village, PR7 7ET</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 11 Jul 2024 to 4 Oct 2024 (85 days) by Home Truths, Chorley</p> <p>+ Add to</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £845 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

2 bedroom terraced house

+ Add to report

Folly Wood Drive, Chorley

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2025 to 16 Apr 2025 (13 days) by Nationwide Estate Agents, Chorley



£800 pcm

2 bedroom end of terrace house

+ Add to report

Folly Wood Drive, Chorley, Lancashire, PR7

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2024 to 31 May 2024 (23 days) by Reeds Rains, Chorley

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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