

LET PROPERTY PACK

INVESTMENT INFORMATION

Kiers Court, Horwich,
Bolton, BL6 6TN

216089792

 www.letproperty.co.uk





Property Description

Our latest listing is in Kiers Court, Horwich, Bolton, BL6 6TN

Get instant cash flow of **£780** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£886** which would provide the investor a Gross Yield of **6.4%** 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...



Kiers Court, Horwich,
Bolton, BL6 6TN

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Property Key Features

2 Bedrooms

1 Bathroom

Private Garage Parking

Private Front garden

Easy Access to Local Amenities

Factor Fees: £130 pm

Ground Rent: £8.33 pm

Lease Length: 104 years

Current Rent: £780

Market Rent: £886

Lounge



Kitchen



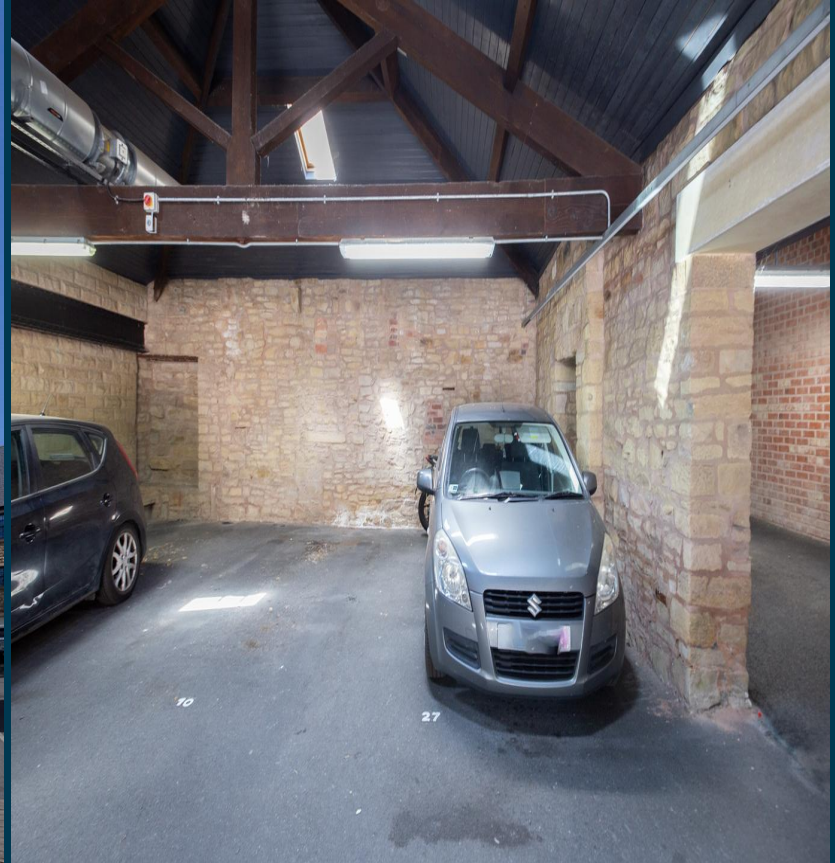
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month but the potential market rent is

£886



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	£780	£886
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	£8.33	
Letting Fees	£78.00	£88.60
Total Monthly Costs	£753.21	£763.81
Monthly Net Income	£26.80	£122.20
Annual Net Income	£321.54	£1,466.34
Net Return	0.62%	2.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£305.66**
Adjusted To

Net Return **-0.59%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£938.70**
Adjusted To

Net Return **-1.81%**

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 £174,995.

 £174,995	2 bedroom apartment for sale + Add to report Lostock Lane, Bolton, Greater Manchester, BL6 4BL NO LONGER ADVERTISED Marketed from 3 Jun 2024 to 8 Jun 2024 (5 days) by Bellway Homes (Manchester) Brand new and chain free Open-plan kitchen, living, and dining room Spacious double bedroom ...
 £170,000	2 bedroom flat for sale + Add to report Mill View Lane, Bolton, Greater Manchester, BL6 CURRENTLY ADVERTISED Marketed from 11 Apr 2024 by Let Property Sales & Management, Glasgow Buy-to-Let Opportunity Long Term Tenants Currently Situated Likely to attract enquiries from ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Matlock Court, Arcon Village, Horwich, BL6

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Feb 2024 to 14 Mar 2024 (19 days) by Belvoir, Bolton

Double glazing | Shower | Washing machine | Fridge Freezer



£895 pcm

2 bedroom apartment

+ Add to report

33 The Horizons, Moss Lane, Blackrod, Bolton, BL65GH

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Dec 2024 to 3 Mar 2025 (75 days) by Hyde Estate & Lettings Agents, Manchester

Second floor apartment | Two double bedrooms | Open plan living area with Juliet balcony | Well p...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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